

County of San Diego Transportation Impact Fee Program Update **NEXUS STUDY**

Prepared for
County of San Diego



Prepared by
EFS Engineering, Inc.



In association with
Fehr & Peers • AECOM Technical Services

AECOM

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Introduction

Purpose

The primary purpose of the Transportation Impact Fee (TIF) update is to make the program consistent with the County of San Diego (County) August 2011 adopted General Plan and to adjust the TIF program to account for other factors associated with fee collection and cost apportionment. The changes in the County's General Plan have resulted in a substantial reduction in TIF program costs and corresponding fee rates.

The purpose of this Nexus Study is to summarize the TIF applicable to all new County development associated with the generation of traffic, and to demonstrate the required nexus (i.e., relationship) between the cumulative traffic impacts created by new County development and the amount of the fees.

Background

Public agencies are required by the California Environmental Quality Act (CEQA), embodied in California Public Resources Code §21000 et seq., to review discretionary projects to identify feasible alternatives and mitigation measures that would substantially lessen or avoid any significant environmental effects of the project. A project may have a significant environmental effect if the possible impacts of the project are cumulatively considerable.

Prior to the Court of Appeals decision in *Communities for a Better Environment v. California Resources Agency* (103 Cal. App. 4th 98, 2002), there was some uncertainty as to how to measure the significance of cumulative impacts. Projects with very small incremental impacts, as measured against this combined impacts of other projects, could, consistent with the CEQA Guidelines, be determined to have cumulatively insignificant impacts because the project's contribution was "de minimis." The Court of Appeals in *Communities for a Better Environment* found the de minimis provisions in the CEQA Guidelines inconsistent with the cumulative impact analysis required by CEQA, and invalidated the provision.

The change in law resulting from the invalidation of the de minimis provisions in the CEQA Guidelines caused over 300 County private development projects to be stalled due to the lack of affordable mitigation for cumulative traffic impacts. Many small to mid-size



projects could not afford the expensive traffic analyses and physical road improvements needed to identify and mitigate their cumulative impacts. In 2004, the County Board of Supervisors (Board) directed staff to develop an impact fee program in order to respond to the change in State law and provide County developers with a more practical method for mitigating cumulative traffic impacts.

The CEQA Guidelines recognize the use of a fee payment as a way of mitigating cumulative impacts. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measure designed to alleviate the cumulative impact (see CEQA Guidelines, §15130(a)(3)).

In 2005, the Board adopted the TIF program for the unincorporated area of San Diego County (see **Figure 1**). The TIF program provided a mechanism whereby County residential and non-residential developers could contribute a fee to the program in lieu of mitigating cumulative traffic impacts through physical road construction.

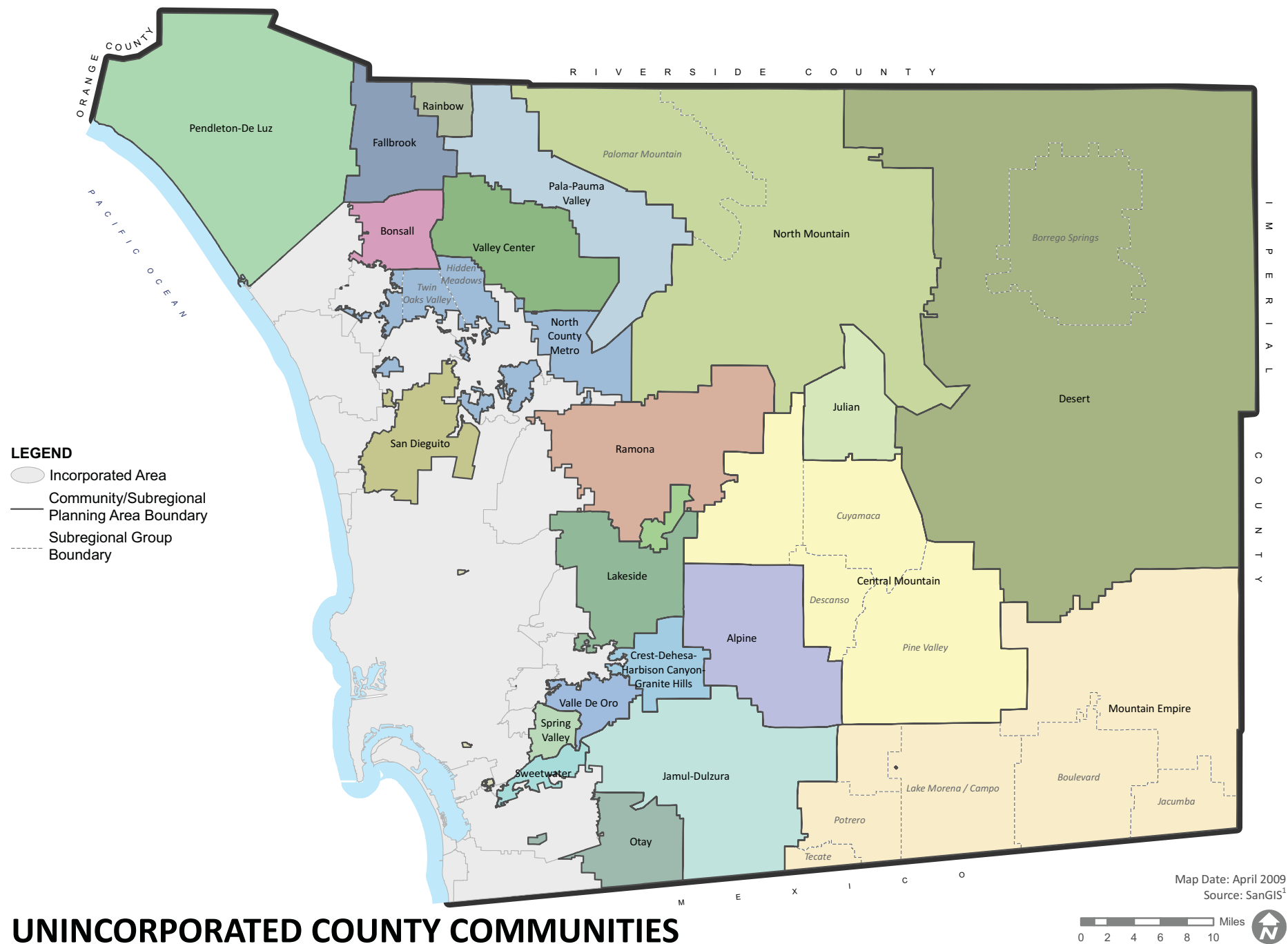
In 2008, the Board adopted an update to the TIF program. The primary effect of the update was to adjust (lower) fee rates for non-residential land uses, and remove the ability for non-residential development to seek credit and/or reimbursement for construction of program facilities.

On August 3, 2011, the Board adopted a new General Plan. As a result, the TIF program must be updated to reflect the new Land Use and Mobility Elements contained in the plan. The adopted General Plan includes a reduction in land use densities in many areas, and the deletion and downgrading of several planned Mobility Element roads. The changes in the County's General Plan resulted in a reduction of the estimated cost to construct the County's Mobility Element roadway network which in turn impacts the TIF payments needed to mitigate cumulative traffic impacts.

Public Outreach

As part of the TIF program update effort, County staff met with internal and external stakeholder groups to define primary objectives, identify areas of improvement, and discuss alternative structures and strategies. County Department of Public Works (DPW) staff began external stakeholder coordination and public outreach meetings in





UNINCORPORATED COUNTY COMMUNITIES

San Diego County General Plan

FIGURE 1

October 2010. Over 50 meetings were held with various industry and community representatives to inform them of the proposed TIF program options and to solicit their input. The external stakeholders included: Building Industry Association (BIA), Planning/Sponsor Group Chairpersons, the San Diego Chapter of the NAIOP – Commercial Real Estate Development Association, South County Economic Development Council, Caltrans, SANDAG, land development industry advisory groups, East Otay Mesa Property Owners Association, East County Construction Council, traffic consultant/engineers, private developers, and community representatives from all three TIF regions (see **Figure 2**). Draft work product and status reports were distributed to the various stakeholders groups during the process. In addition, information was made available via the County's TIF Update web page.

Transportation Impact Fees

Local agencies may charge development impact fees pursuant to the Mitigation Fee Act (California Government Code §66000 et seq.) to finance the cost of public facilities or services needed to serve the development. A development impact fee is a monetary exaction, not a property-related tax or special assessment within the meaning of Proposition 218 (California Constitution, Article XIII). Impact fees are a commonly-used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly levy impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools. Surveys indicate that nearly 60% of California counties impose some form of transportation impact fee (*Impact Fee Survey*, compiled by Santa Barbara County Association of Governments, May 1997).

Transportation infrastructure needs can be characterized as existing deficiencies, direct impacts of future development, and indirect (cumulative) impacts of future development. Existing roadway deficiencies may not be addressed using a development impact fee imposed pursuant to the Mitigation Fee Act. The TIF program does not address existing deficiencies. The TIF program does not mitigate direct impacts, which will continue to be the responsibility of individual developments. In addition, the TIF program does not mitigate traffic impacts caused by existing and future developments located outside of the County's jurisdiction which add traffic to County Mobility Element roads.

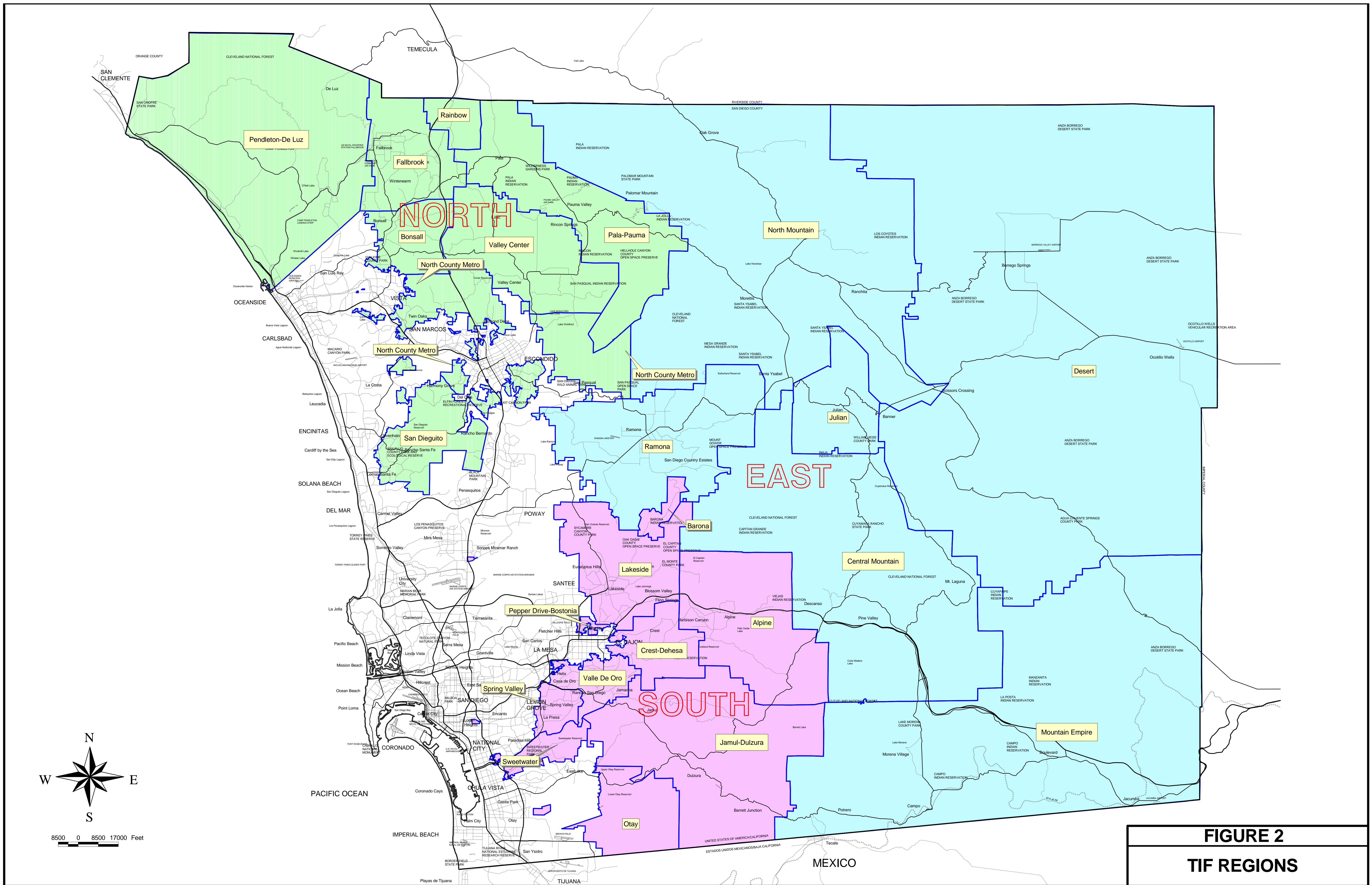


FIGURE 2
TIF REGIONS

SOURCE: SANDAG, County of San Diego, and Boyle Engineering Corporation.

The rationale supporting the TIF program is that future development in the unincorporated area is required to mitigate cumulative traffic impacts on the County's road network. Without the TIF, future development would cause a continued decrease in roadway level-of-service and overall network capacity. The TIF program is a suitable mechanism for identifying needed transportation facilities to mitigate these cumulative traffic impacts, and allocating the associated costs in an equitable fashion. In the absence of the TIF program, County developers would be required to use alternative means of mitigation (e.g., physical road improvements) to address their project's cumulative traffic impacts.

California Environmental Quality Act

CEQA requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. To that end, local agencies require that a project's potential direct and cumulative impacts, and corresponding mitigation measures, be identified as part of the required environmental review process.

Cumulative Impacts

Cumulative impacts are those impacts caused collectively by all past, present, and reasonably foreseeable development within the community. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time (CEQA Guidelines §15355). From a transportation perspective, cumulative traffic impacts result from the gradual increase in daily traffic volumes and congestion on the roadway network occurring over time as small and large development projects are constructed. The County's *Transportation and Traffic Guidelines for Determining Significance* (dated August 24, 2011) contains criteria defining significant traffic impacts, including cumulative impacts.

Recognizing that an individual development project is not wholly responsible for cumulative traffic impacts, each development project will be required to contribute to the mitigation in proportion to the project's estimated traffic generation rate. This Nexus Study supports a TIF to fund construction of identified transportation facilities in response to the total projected cumulative traffic impacts associated

with future development within the County. Transportation facilities and other infrastructure necessary to mitigate the direct impacts of a given development project, existing roadway deficiencies, and impacts from projects in other jurisdictions are not within the scope of the TIF.

CEQA Environmental Review

The fees collected through the TIF will be used on capital projects for transportation infrastructure necessary to maintain service within existing service areas. The Mobility Element facilities intended to be funded by the TIF program are outlined in the County's adopted General Plan.

The Program Environmental Impact Report (EIR) for the General Plan, certified by the Board on August 3, 2011, analyzed all environmental issues related to the Mobility Element facilities. These issues included the following: aesthetics, air quality, biology, cultural resources, greenhouse gas emissions, land use, noise, and transportation/traffic associated with buildout of the roadways over time.

In accordance with §15162 and §15164 of the CEQA Guidelines, an Addendum to the Program EIR for the General Plan was prepared for the updated TIF program since the environmental impacts would be the same as those that were previously analyzed for the buildout of the Mobility Element road network.

Future CEQA Review

The facilities identified in this report are intended to provide increased road capacity to mitigate the cumulative traffic impacts of future County development on Mobility Element roads. No facilities will actually be constructed until necessary environmental review pursuant to CEQA has been conducted. Further studies may show superior alternative projects that also meet the increased capacity need. The TIF program is not designed to be a static program and may be periodically adjusted to reflect such changes.

Statutory Framework

The TIF program has been developed and will be implemented in accordance with the Mitigation Fee Act. Prior to establishing,

increasing or imposing an impact fee, the Mitigation Fee Act requires the local agency to make the following findings:

- ◆ Identify the purpose of the fee (Government Code §66001(a)(1)).
- ◆ Identify the use for the fee and the facilities to be built (Government Code §66001(a)(2)).
- ◆ Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (Government Code §66001(a)(3)).
- ◆ Determine a reasonable relationship between the need for the public facility and the type of development project (Government Code §66001(a)(4)).
- ◆ Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development (Government Code §66001(b)).

For purposes of the TIF program, a statement of requisite findings is presented in the “Program Implementation” section of this report.

Fee Development Process

The remainder of this report summarizes the process by which the updated TIF program was developed, as presented in the following sections:

- ◆ Development Forecast
- ◆ Fee Methodology
- ◆ Program Facilities
- ◆ Funding Requirements
- ◆ Implementation

Development Forecast

County Development

One of the fundamental concepts of the TIF program is that new development within the unincorporated area will generate the need for construction and/or improvement of Mobility Element facilities, or portions thereof. An evaluation of projected growth within the County is an essential component to the development of the TIF. Information relative to the future growth potential in the County serves several functions, including:

- ◆ Facilitates the identification of roadway network infrastructure necessary to serve future County development.
- ◆ Provides a fundamental basis for apportioning costs of necessary infrastructure to future County development.

Projected Development

County growth forecasts indicate that many communities within the unincorporated area have a considerable amount of vacant developable land, and corresponding growth potential. The growth forecast used for the TIF program update was based on the General Plan land use plan adopted by the Board in August 2011. The TIF analysis has considered the buildout potential of the vacant developable residential and non-residential land uses for the entire unincorporated area. This projected increase in development will have a corresponding increase in travel demand, resulting in a cumulative need for transportation infrastructure.

For planning purposes, the County has designated Village Core, Village, and Non-Village areas (see **Figure 3**). **Table 1** provides a summary of projected growth from Year 2007 to ultimate build-out of the Land Use Element in the unincorporated County, including a breakdown of the growth anticipated to occur in the defined Village Core, Village, and Non-Village areas. For conformity with the General Plan land use and traffic modeling assessments, the TIF Program utilizes Year 2007 as the base year for existing conditions.

Countywide Village and Towncenter/Village Core Map

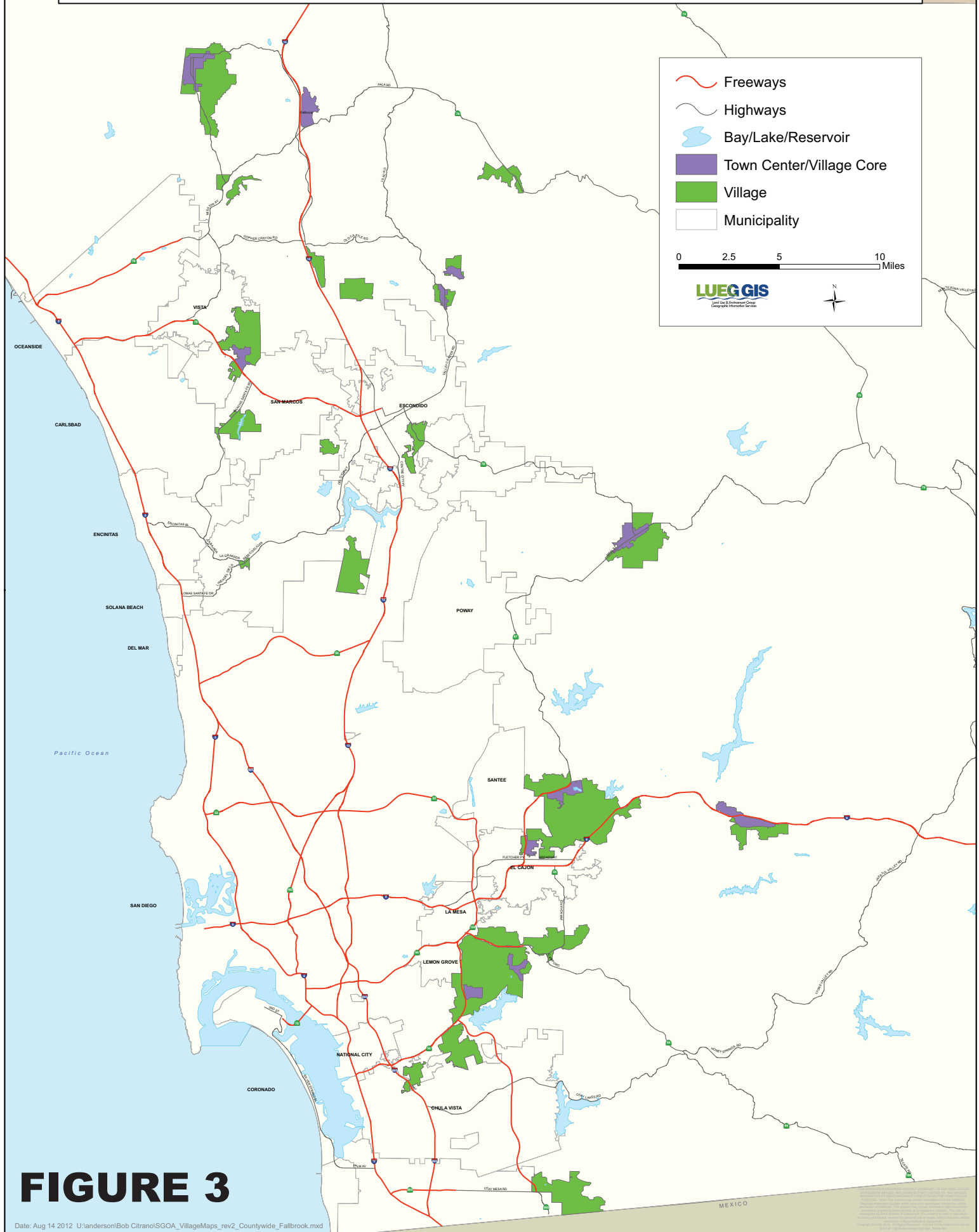


TABLE 1: Projected Development Summary for Unincorporated County

LAND USE	Growth Potential (Year 2007 to Build-Out) ⁽¹⁾			
	Village Core ⁽²⁾	Village ⁽²⁾	Non-Village	Total
Single Family Residential (units)	1,596	14,385	43,787	59,768
Multi-Family Residential (units)	5,998	1,602	2,310	9,910
General Commercial (acres)	272.98	325.31	382.29	980.58
Neighborhood & Rural Commercial (acres)	32.16	54.98	384.87	472.01
Limited Impact Industrial (acres)	229.16	225.69	195.75	650.60
Medium Impact Industrial (acres)	105.57	1,907.52	80.61	2,093.70
High Impact Industrial (acres)	89.80	0.00	337.04	426.84
Office Professional (acres)	37.84	102.25	81.77	221.86
Total Residential (units)	7,594	15,987	46,097	69,678
Total Non-Residential (acres)	767.51	2,615.75	1,462.33	4,845.59

SOURCE: Data compiled by County of San Diego, Planning & Development Services Department.

NOTE: Figures may not add to total due to rounding.

⁽¹⁾ Residential units and non-residential acreage based on projected build-out of the County Land Use Element.

⁽²⁾ Refer to **Figure 3** for location of Village Core and Village areas.



Fee Methodology

Travel Demand Units

Trip generation rates are the cornerstone of most traffic modeling efforts. Trip generation rates define the average volume of traffic generated for the various land use categories. Trip generation factors provide the basis for determining the volume of traffic that will be generated by future County development, and facilitate the identification of road improvements that will be needed to adequately accommodate the projected future traffic.

The TIF rates have been developed for the various land use categories based on relative Travel Demand Units (TDU's). TDU's provide a traffic-related equivalency measure that considers trip generation rates, pass-by trips, and average trip length, as shown in the following equation:

$$\text{TDU's} = (\text{Units or Building Area}) \times (\text{Trip Rate}) \times (1 - \text{Pass-by } \%) \times (\text{Average Trip Length})$$

By using trip rates and average trip length in the calculation of TDU's, the fee methodology effectively considers vehicle miles of travel (VMT) for the various land uses. **Table 2** summarizes the TDU factors for the land uses with potential growth identified in **Table 1**.

TABLE 2: Travel Demand Unit Factors

LAND USE	Trip Rate ⁽¹⁾	Pass-by % ⁽¹⁾	Trip Length ⁽¹⁾	FAR ⁽²⁾	TDU Factor ⁽³⁾
Single Family Residential	12 trips/unit	3%	7.9	--	91.956/unit
Multi-Family Residential	8 trips/unit	3%	7.9	--	61.304/unit
General Commercial	50 trips/ksf	11%	3.6	0.45	3,140.240/acre
Neighborhood & Rural Commercial	40 trips/ksf	15%	3.6	0.35	1,866.110/acre
Limited Impact Industrial	8 trips/ksf	2%	9.0	0.60	1,844.156/acre
Medium Impact Industrial	8 trips/ksf	2%	9.0	0.50	1,536.797/acre
High Impact Industrial	8 trips/ksf	2%	9.0	0.35	1,075.758/acre
Office Professional	15 trips/ksf	4%	8.8	0.45	2,483.965/acre

SOURCE: Data compiled by EFS Engineering, Inc.

⁽¹⁾ Based on a review of data contained in *San Diego Traffic Generators Manual* (SANDAG; April 2002). Residential rates based on number of dwelling units. Non-residential rates based on building area ("ksf" equals 1,000 square feet).

⁽²⁾ Floor-to-area ratio (FAR) used to convert acreage to building area for non-residential uses only. Values based on a review of data contained in the *County of San Diego General Plan* (August 2011).

⁽³⁾ TDU Factors for land uses in the Village Core and Village areas subject to 20% and 10% discounts, respectively, to account for reduced trip lengths and more localized trip patterns.



Village & Village Core Discounts

The TIF program includes a 10% fee discount for development within the General Plan Village designated areas, and a 20% fee discount within the Village Core/Town Center areas. These discounts are intended to reflect the reduced traffic impacts resulting from Village and Village Core development where proximity to destinations and alternative transportation options reduces the need for vehicle trips. This reduction is consistent with the reduction in fees required by §66005.1 of the Mitigation Fee Act for residential projects located within one half-mile of hubs and retail outlets. The County's General Plan identifies town centers as containing pedestrian-oriented commercial areas with a mix of residential development (see *County of San Diego General Plan*, Land Use Element, p. 3-8). Consistent with Government Code §66005.1, transit nodes are defined in the General Plan as encompassing "lands within walking distance – approximately one half-mile – of future rapid transit stations." These discounts are consistent with the concept that the land uses in these areas have a greater potential for shorter, more localized trip patterns, and decreased trip intensity due to alternative transportation modes (e.g., bicycle, pedestrian, transit, etc.).

The magnitude of these discounts are considered reasonable and appropriate as they are within the range of published values contained in *Trip Generation for Smart Growth: Planning Tools for the San Diego Region* (SANDAG, June 2010) and internal capture rates contained in *Traffic Generated by Mixed-Use Developments – Six-Region Study Using Consistent Built Environmental Measures* (Reid Ewing, et al; ASCE Journal of Urban Planning and Development; September 2011). In addition, these discounts are consistent with the goals and objectives contained in the General Plan and the fee reductions required by Government Code §6005.1, reflective of the reduced traffic impacts.

The Village Core and Village area discounts do not apply to the RTCIP fee (currently \$2,165 per residential unit) collected in conjunction with the County TIF.

The Village Core and Village areas are generally depicted in **Figure 3**. Detailed Village Core and Village area maps are on file with the County Department of Public Works, and by reference are made a part of this report.

Projected Travel Demand Units

The total cost of the TIF program will be funded through separate fee schedules applicable to future development within each community planning area. The TIF for each community planning area will be calculated as a function of the total estimated TDU's in the community and in the region. **Table 3** provides a summary of projected TDU's (by community planning area and TIF Region) attributable to future development.

Fund Structure

Program facilities will be funded through the collection of fees allocated to the TIF Fund and the RTCIP Fund. Collectively, the following four accounts make-up the TIF and RTCIP Funds:

1. State Facilities Account (TIF Fund)
2. Regional Facilities Account (TIF Fund)
3. Local Facilities Account (TIF Fund)
4. RTCIP Account (RTCIP Fund)

Each of these accounts is discussed below.

State Facilities Account

State facilities serve as one of the primary means for regional and inter-community vehicular travel. State facilities include highway segments and freeway ramp interchanges located within the unincorporated area. State facilities, owned and operated by the California Department of Transportation (Caltrans), benefit a broader area than an individual community. Consistent with this concept, the cost of improving TIF eligible state facilities will be shared by all development within the TIF Region in which the state facilities are located. State facilities are as defined in the *County of San Diego TIF Transportation Needs Assessment Report* (Fehr & Peers; September 2012), included as **Appendix A**.

TABLE 3: Projected TDU's Attributable to Future Development

COMMUNITY PLANNING AREA	PROJECTED TDU'S BY TIF REGION ⁽¹⁾		
	North	South	East
Alpine		731,143	
Bonsall	241,908		
Central Mountain			77,222
County Islands		31,307	
Crest-Dehesa		60,704	
Desert			1,788,706
Fallbrook	1,091,141		
Jamul-Dulzura		323,818	
Julian			112,762
Lakeside		1,218,859	
Mountain Empire			904,940
North County Metro	1,343,355		
North Mountain			149,314
Otay		3,413,600	
Pala-Pauma	223,811		
Pendleton-De Luz	39,449		
Rainbow	154,802		
Ramona			839,980
San Dieguito	250,544		
Spring Valley		425,536	
Sweetwater		66,050	
Valle De Oro		95,832	
Valley Center	850,433		
REGIONAL TOTALS (TDU's)	4,195,443	6,366,849	3,872,923
COMBINED TOTAL (TDU's)	14,435,216		

SOURCE: Data compiled by EFS Engineering, Inc.

NOTE: Figures may not add to total due to rounding.

⁽¹⁾ TDU's calculated based on growth potential (units or acres) multiplied by applicable TDU factor. Growth potential based on comparison of Year 2007 and projected build-out land use data. Refer to **Figure 2** for location of TIF Regions. Village Core and Village area TDU discounts accounted for in total.

It should be noted that freeways/interstates are not TIF eligible facilities. These facilities were specifically excluded from the TIF program due their inherently regional, multi-jurisdictional, and international nature. Projects will need to address freeways/interstates impacts (if any) outside of the TIF program.

Regional Facilities Account

Regional facilities include expressways, prime arterials, major roads, and boulevards. Like the State facilities, these roads serve as a primary means for regional and inter-community vehicular travel and benefit a broader area than just individual communities. Consistent with this concept, the cost of improving TIF eligible regional facilities will be shared by all development within the TIF Region in which the facilities are located. Regional facilities are as defined in the *County of San Diego TIF Transportation Needs Assessment Report* (Fehr & Peers; September 2012), included as **Appendix A**.

Local Facilities Account

Local facilities include collectors and minor streets. These roads generally provide local access to the various areas within a community. As such, these local facilities tend to benefit only the individual communities within which they are located. Consistent with this concept, the cost of improving TIF eligible local facilities will be shared by development within the community in which the facilities are located. Local facilities are as defined in the *County of San Diego TIF Transportation Needs Assessment Report* (Fehr & Peers; September 2012), included as **Appendix A**.

RTCIP Account

The TransNet sales tax extension (Proposition A), approved by voters on November 2, 2004, requires local jurisdictions to collect a \$2,000 fee (subject to annual cost-indexing provisions as set forth in the TransNet Ordinance) for each new residential dwelling unit to fund the Regional Arterial System (RAS) as defined in SANDAG's most recent and adopted Regional Transportation Plan (RTP). The *RTCIP Impact Fee Nexus Study* (MuniFinancial; November 26, 2007) sets forth the rationale and findings supporting collection of the RTCIP fee. For



conformity with TransNet requirements, the County will separately collect and account for the requisite fee (currently \$2,165 for the July 1, 2012 through June 30, 2013 fiscal period) on new residential dwelling units in the County, and use such funds to improve TIF eligible County RAS facilities.

It should be noted that the TransNet Ordinance requires that credits be offered to residential developers constructing RAS roads that are included in the agency's funding program. This item includes a request to establish a separate trust fund for collecting and tracking the RTCIP fee to enhance transparency and to streamline accounting practices for the benefit of the program.



Program Facilities

Facility Identification

The SANDAG Series 10 Regional Transportation Model developed for the County’s General Plan update was utilized to analyze traffic volumes and corresponding level-of-service (LOS) on the County’s existing and planned Mobility Element roadway network. The process and assumptions used to selectively identify the roadway facilities attributable to future growth within the County is detailed in the *County of San Diego TIF Transportation Needs Assessment Report* (Fehr & Peers; September 2012) included as **Appendix A**. In general, TIF eligible facilities were identified through the following three-step process:

- ◆ **ME Improvements.** Identify improvements to the existing roadway network necessary for build-out of the County ME. This establishes the list of improvements required to mitigate all existing and future development related cumulative traffic impacts under the build-out of the General Plan.
- ◆ **Non-TIF Eligible Improvements.** Identify the ME improvements that are required to address existing roadway deficiencies, roadway deficiencies associated with future growth outside of the County (external regional growth and through trips), and improvements associated with direct project impacts from future County growth (e.g., frontage and off-site improvements). These improvements are not eligible for funding through the TIF program.
- ◆ **TIF Eligible Improvements.** Establish TIF eligible roadway facilities and improvements by removing the “Non-TIF Eligible Improvements” from the overall list of “ME Improvements.”

Tables and maps identifying the TIF eligible improvements are included in **Appendix A**.

Facility Costs

Planning-level unit costs were developed based on an analysis of County projects and estimates made in SANDAG’s Regional Transportation Plan. The unit costs (see **Appendix A, Attachment D**) include all planning, design, right-of-way, environmental, construction and program administration (3%) costs. The estimated cost of TIF eligible road facilities (summarized in **Table 4**) was calculated by

subtracting the costs associated with “Non-TIF Eligible Improvements” from the total “ME Improvements” costs.

The cost of TIF eligible road facilities is estimated at \$355.189 million. The \$355 million program costs assumed “built-in” credit by subtracting the estimated cost of fronting road improvements to the TIF roadway network that would be constructed by County new development. Since the fronting improvements have been removed from the program costs, these developer improvements are not eligible for TIF credits or reimbursements.

The remaining TIF eligible facilities are Mobility Element roads that do not front vacant developable land and whose future improvement is needed due to new County development. The one exception is RAS roads fronted by vacant developable residential land uses. The RAS is the backbone roadway network of the SANDAG RTP. The RAS exception is due to a requirement in the TransNet Ordinance that residential developers that improve a RAS road be eligible to receive credit. For the TIF program, the RAS road must also be a TIF eligible facility.

While this report does identify RAS road improvements, it is not the intent of this report to reevaluate SANDAG’s *RTCIP Impact Fee Nexus Study* (MuniFinancial; November 26, 2007). The County will collect the RTCIP impact fee in accordance with SANDAG’s *Nexus Study*.



TABLE 4: Cost of Facilities Attributable to Future Development

COMMUNITY PLANNING AREA	ESTIMATED COST (in millions)					
	STATE		REGIONAL		LOCAL	TOTAL
	State Routes	Interchanges & Ramps	RAS Facilities	Non-RAS Regional	Local Facilities	
NORTH REGION						
Bonsall	\$8.213	\$9.608	\$90.844	\$28.841	\$2.659	--
Fallbrook					\$4.020	--
North County Metro					\$1.616	--
Pala-Pauma					\$0.000	--
Pendleton-De Luz					\$0.000	--
Rainbow					\$0.000	--
San Dieguito					\$2.304	--
Valley Center					\$0.000	--
Subtotal – North Region	\$8.213	\$9.608	\$90.844	\$28.841	\$10.599	\$148.105
SOUTH REGION						
Alpine	\$6.502	\$4.148	\$98.131	\$55.505	\$7.873	--
County Islands					\$0.000	--
Crest-Dehesa					\$0.000	--
Jamul-Dulzura					\$0.257	--
Lakeside					\$4.375	--
Otay					\$0.000	--
Spring Valley					\$0.000	--
Sweetwater					\$0.000	--
Valle De Oro					\$0.000	--
Subtotal – South Region	\$6.502	\$4.148	\$98.131	\$55.505	\$12.505	\$176.792
EAST REGION						
Central Mountain	\$19.999	\$0.000	\$0.000	\$0.000	\$0.000	--
Desert					\$0.000	--
Julian					\$0.000	--
Mountain Empire					\$0.000	--
North Mountain					\$0.000	--
Ramona					\$10.293	--
Subtotal – East Region	\$19.999	\$0.000	\$0.000	\$0.000	\$10.293	\$30.292
TOTAL	\$34.714	\$13.756	\$188.976	\$84.347	\$33.397	\$355.189

SOURCE: Data compiled by Fehr & Peers. See **Table 4.3** and **Table 4.4** contained in *County of San Diego TIF Transportation Needs Assessment Report* (Fehr & Peers; September 2012), included as **Appendix A**.

NOTE: Figures may not add to total due to rounding. Refer to **Figure 2** for location of TIF Regions.



Funding Requirements

Net Program Costs

The cost of TIF eligible road facilities is estimated at \$355.189 million. The net program costs to be funded by the updated TIF fee must take into account prior committed allocations, current fund balances, and the County's separate collection of RTCIP fees. **Table 5** summarizes the net program costs to be funded by the TIF.

TABLE 5: Net TIF Program Costs Summary

	COST (in millions)
Total Cost Attributable to County Development	\$355.189 ⁽¹⁾
+ Prior Program Commitments	\$12.183 ⁽²⁾
- Current Fund Balances	\$14.161 ⁽³⁾
Net Program Costs	\$353.212
- RTCIP Fee Collections	\$150.853 ⁽⁴⁾
Net TIF Program Costs	\$202.359

SOURCE: Data compiled by EFS Engineering, Inc. and Fehr & Peers.

NOTE: Figures may not add to total due to rounding.

⁽¹⁾ See **Table 4**.

⁽²⁾ Includes portions of SR-76 west of I-15 (\$5M) and east of I-15 (\$7.183M), both of which were part of the prior program.

⁽³⁾ TIF Fund balances current as of July 31, 2012.

⁽⁴⁾ Represents \$2,165 per unit RTCIP fee collected on projected 69,678 future residential units.

Current fund balances have been credited to the updated TIF program in a consistent and systematic manner to lower the net program costs in the communities and/or regions in which the original funds were collected. **Table 6** summarizes the net program costs by facility type for each community planning area and TIF Region.



TABLE 6: Net TIF Program Costs by Community & TIF Region

COMMUNITY PLANNING AREA	NET PROGRAM COSTS (in millions)			
	STATE FACILITIES	REGIONAL FACILITIES	LOCAL FACILITIES	TOTAL
NORTH REGION				
Bonsall	\$17.791	\$58.607	\$2.397	--
Fallbrook			\$1.583	--
North County Metro			\$1.374	--
Pala-Pauma			\$0.000	--
Pendleton-De Luz			\$0.000	--
Rainbow			\$0.000	--
San Dieguito			\$0.740	--
Valley Center			\$0.000	--
<i>Subtotal – North Region</i>	\$17.791	\$58.607	\$6.094	\$82.492
SOUTH REGION				
Alpine	\$10.603	\$70.148	\$7.579	--
County Islands			\$0.000	--
Crest-Dehesa			\$0.000	--
Jamul-Dulzura			\$0.000	--
Lakeside			\$3.573	--
Otay			\$0.000	--
Spring Valley			\$0.000	--
Sweetwater			\$0.000	--
Valle De Oro			\$0.000	--
<i>Subtotal – South Region</i>	\$10.603	\$70.148	\$11.153	\$91.903
EAST REGION				
Central Mountain	\$19.070	\$0.000	\$0.000	--
Desert			\$0.000	--
Julian			\$0.000	--
Mountain Empire			\$0.000	--
North Mountain			\$0.000	--
Ramona			\$8.894	--
<i>Subtotal – East Region</i>	\$19.070	\$0.000	\$8.894	\$27.964
TOTAL	\$47.464	\$128.755	\$26.140	\$202.359

SOURCE: Data compiled by EFS Engineering, Inc. and Fehr & Peers.

NOTE: Figures may not add to total due to rounding. Refer to **Figure 2** for location of TIF Regions.

Unit Fee Rates

Unit fee rates have been calculated for each of the TIF funding accounts based on the following equations:

$$\text{Unit Fee Rate (\$/TDU)} = \text{Net Program Cost (\$)} / \text{Growth (TDU's)}$$

The unit fee rates applicable to each of the TIF funding accounts are presented below.

State Facilities

The net program cost of improving TIF eligible state facilities will be shared by all development within the TIF Region in which the facilities are located. **Table 7** summarizes the unit fees for funding of TIF eligible state facilities.

TABLE 7: State Facilities Costs & Unit Fee Rates

TIF REGION	NET PROGRAM COST ⁽¹⁾ (\$ millions)	REGIONAL GROWTH ⁽²⁾ (TDU's)	UNIT FEE RATE (\\$/TDU)
North	\$17.791	4,195,443	\$4.241
South	\$10.603	6,366,849	\$1.665
East	\$19.070	3,872,923	\$4.924
TOTAL	\$47.464	14,435,216	--

SOURCE: Data compiled by EFS Engineering, Inc.

NOTE: Figures may not add to total due to rounding. Refer to **Figure 2** for location of TIF Regions. Village Core and Village areas subject to 20% and 10% discounts, respectively, to account for reduced trip lengths and more localized trip patterns.

⁽¹⁾ See **Table 6**.

⁽²⁾ See **Table 3**.

Regional Facilities

The net program cost of improving TIF eligible regional facilities will be shared by all development within the TIF Region in which the facilities are located. **Table 8** summarizes the unit fees for funding of TIF eligible regional facilities.



TABLE 8: Regional Facilities Costs & Unit Fee Rates

TIF REGION	NET PROGRAM COST ⁽¹⁾ (\$ millions)	REGIONAL GROWTH ⁽²⁾ (TDU's)	UNIT FEE RATE (\$/TDU)
North	\$58.607	4,195,443	\$13.969
South (excluding Otay Subregion)	\$46.837	2,953,249	\$15.859
South (Otay Subregion only)	\$23.311	3,413,600	\$6.829
East	\$0.000	3,872,923	\$0.000
TOTAL	\$128.755	14,435,216	--

SOURCE: Data compiled by EFS Engineering, Inc.

NOTE: Figures may not add to total due to rounding. Refer to **Figure 2** for location of TIF Regions. Village Core and Village areas subject to 20% and 10% discounts, respectively, to account for reduced trip lengths and more localized trip patterns.

⁽¹⁾ See **Table 6**.

⁽²⁾ See **Table 3**.

Based on traffic modeling and further refined analysis of regional trip patterns in the South TIF region, the Otay Subregion regional program costs were adjusted. The Otay Subregion is located in an area of the County which has very limited access to the remainder of the South TIF region. The majority of traffic to/from the Otay Subregion must travel through neighboring cities using Caltrans freeways and other non-County facilities to access the other South TIF region communities. According to the traffic modeling analysis, approximately 6 percent of the future-year Otay Subregion generated traffic is projected to distribute to/from the other South TIF region communities. As a result, the regional program costs for the Otay Subregion were adjusted to reflect the unique development circumstances in Subregion and interrelation with the remainder of the South TIF region.

The Otay Subregion was separated from the South region and assigned its fair share of the regional costs (estimated at \$8.648 million). Combined with an estimated \$14.825 million in community-specific regional improvements and subtracting the current Otay local fund balance of \$0.162 million, the net regional program cost for the Otay Subregion is estimated at \$23.311 million. The remaining net regional balance to be funded by the South region (\$46.837 million) has been allocated to the remaining development in the South region. A worksheet summarizing the regional fair share calculations for the Otay Subregion is included in **Appendix B**.



Local Facilities

The net program cost of improving TIF eligible local facilities will be shared by development within the community in which the facilities are located (and corresponding traffic is generated). **Table 9** summarizes the unit fees for funding of TIF eligible local facilities.

Total Unit Fee Rates

Table 10 summarizes the total combined unit fees for each community planning area based on the unit fee rates calculated for state, regional and local facilities.

Proposed Fee Rates

Table 11 summarizes TDU equivalency factors for the select fee rate categories that are part of the current TIF program. Based on these equivalency factors and the total combined unit fee rates (summarized in **Table 10**), updated TIF fee rates have been calculated for the Village Core, Village and Non-Village areas in each community planning area, as presented in **Appendix C**.

Annual Cost-Indexing

The TIF facility costs and fee rates contained in this report are based on a “Los Angeles Construction Cost Index” (LACCI) of 10,088.80 (Engineering News Record; December 2011). It is recommended the TIF rates be indexed annually in order to keep up with future increases in the cost of construction.

SANDAG’s RTCIP fee is updated annually on July 1st based on the Engineering Construction Cost Index (CCI) and Caltrans CCI, as determined by SANDAG. For consistency, it is recommended that the County TIF be indexed annually every July 1st to coincide the RTCIP fee adjustment.



TABLE 9: Local Facilities Costs & Unit Fee Rates

COMMUNITY PLANNING AREA	NET PROGRAM COST ⁽¹⁾ (\$ millions)	LOCAL GROWTH ⁽²⁾ (TDU's)	UNIT FEE RATE (\$/TDU)
NORTH REGION			
Bonsall	\$2.397	241,908	\$9.908
Fallbrook	\$1.583	1,091,141	\$1.451
North County Metro	\$1.374	1,343,355	\$1.023
Pala-Pauma	\$0.000	223,811	\$0.000
Pendleton-De Luz	\$0.000	39,449	\$0.000
Rainbow	\$0.000	154,802	\$0.000
San Dieguito	\$0.740	250,544	\$2.952
Valley Center	\$0.000	850,433	\$0.000
<i>Subtotal – North Region</i>	\$6.094	4,195,443	--
SOUTH REGION			
Alpine	\$7.579	731,143	\$10.366
County Islands	\$0.000	31,307	\$0.000
Crest-Dehesa	\$0.000	60,704	\$0.000
Jamul-Dulzura	\$0.000	323,818	\$0.000
Lakeside	\$3.573	1,218,859	\$2.932
Otay	\$0.000	3,413,600	\$0.000
Spring Valley	\$0.000	425,536	\$0.000
Sweetwater	\$0.000	66,050	\$0.000
Valle De Oro	\$0.000	95,832	\$0.000
<i>Subtotal – South Region</i>	\$11.153	6,366,849	--
EAST REGION			
Central Mountain	\$0.000	77,222	\$0.000
Desert	\$0.000	1,788,706	\$0.000
Julian	\$0.000	112,762	\$0.000
Mountain Empire	\$0.000	904,940	\$0.000
North Mountain	\$0.000	149,314	\$0.000
Ramona	\$8.894	839,980	\$10.588
<i>Subtotal – East Region</i>	\$8.894	3,872,923	--
TOTAL	\$26.140	14,435,216	--

SOURCE: Data compiled by EFS Engineering, Inc.

NOTE: Figures may not add to total due to rounding. Refer to **Figure 2** for location of TIF Regions. Village Core and Village areas subject to 20% and 10% discounts, respectively, to account for reduced trip lengths and more localized trip patterns.⁽¹⁾ See **Table 6**.⁽²⁾ See **Table 3**.

TABLE 10: Total Combined Unit Fee Rates by Community & TIF Region

COMMUNITY PLANNING AREA	UNIT FEE RATE (\$/TDU)			
	STATE FACILITIES ⁽¹⁾	REGIONAL FACILITIES ⁽²⁾	LOCAL FACILITIES ⁽³⁾	TOTAL COMBINED
NORTH REGION				
Bonsall	\$4.241	\$13.969	\$9.908	\$28.117
Fallbrook	\$4.241	\$13.969	\$1.451	\$19.661
North County Metro	\$4.241	\$13.969	\$1.023	\$19.233
Pala-Pauma	\$4.241	\$13.969	\$0.000	\$18.210
Pendleton-De Luz	\$4.241	\$13.969	\$0.000	\$18.210
Rainbow	\$4.241	\$13.969	\$0.000	\$18.210
San Dieguito	\$4.241	\$13.969	\$2.952	\$21.162
Valley Center	\$4.241	\$13.969	\$0.000	\$18.210
SOUTH REGION				
Alpine	\$1.665	\$15.859	\$10.366	\$27.891
County Islands	\$1.665	\$15.859	\$0.000	\$17.525
Crest-Dehesa	\$1.665	\$15.859	\$0.000	\$17.525
Jamul-Dulzura	\$1.665	\$15.859	\$0.000	\$17.525
Lakeside	\$1.665	\$15.859	\$2.932	\$20.457
Otay	\$1.665	\$6.829	\$0.000	\$8.494
Spring Valley	\$1.665	\$15.859	\$0.000	\$17.525
Sweetwater	\$1.665	\$15.859	\$0.000	\$17.525
Valle De Oro	\$1.665	\$15.859	\$0.000	\$17.525
EAST REGION				
Central Mountain	\$4.924	\$0.000	\$0.000	\$4.924
Desert	\$4.924	\$0.000	\$0.000	\$4.924
Julian	\$4.924	\$0.000	\$0.000	\$4.924
Mountain Empire	\$4.924	\$0.000	\$0.000	\$4.924
North Mountain	\$4.924	\$0.000	\$0.000	\$4.924
Ramona	\$4.924	\$0.000	\$10.588	\$15.512

SOURCE: Data compiled by EFS Engineering, Inc.

NOTE: Figures may not add to total due to rounding. Refer to **Figure 2** for location of TIF Regions. Village Core and Village areas subject to 20% and 10% discounts, respectively, to account for reduced trip lengths and more localized trip patterns.

⁽¹⁾ See **Table 7**.

⁽²⁾ See **Table 8**.

⁽³⁾ See **Table 9**.



TABLE 11: Travel Demand Unit Factors for Select Fee Rate Categories

FEE RATE CATEGORY	Trip Rate ⁽¹⁾	Pass-by % ⁽¹⁾	Trip Length ⁽¹⁾	TDU Factor ⁽²⁾
A. Residential – Single-Family Detached	12 trips/unit	3%	7.9	91.956/unit
B. Residential – Multi-Family	8 trips/unit	3%	7.9	61.304/unit
C. Residential – Non-Permanent	5 trips/unit	3%	7.9	38.315/unit
D. Residential – Congregate Care	2.5 trips/unit	3%	7.9	19.1575/unit
E. General Commercial	50 trips/ksf	11%	3.6	160.20/ksf
F. Furniture Store	6 trips/ksf	15%	4.3	21.93/ksf
G. General Industrial	8 trips/ksf	2%	9.0	70.56/ksf
H. Office	15 trips/ksf	4%	8.8	126.72/ksf
I. Warehousing & Storage	3.5 trips/ksf	2%	9.0	30.87/ksf
J. Government/Institutional	15 trips/ksf	16%	6.0	75.60/ksf
K. Select Industrial	--	--	--	9.00/trip ⁽³⁾

SOURCE: Data compiled by EFS Engineering, Inc.

⁽¹⁾ Based on a review of data contained in *San Diego Traffic Generators Manual* (SANDAG; April 2002). Residential rates based on number of dwelling units. Non-residential rates based on building area (“ksf” equals 1,000 square feet).

⁽²⁾ TDU Factors for land uses in the Village Core and Village areas subject to 20% and 10% discounts, respectively, to account for reduced trip lengths and more localized trip patterns.

⁽³⁾ TDU Factor per estimated weekday vehicular trip (excluding pass-by trips).

Other Funding Sources

The TIF is intended to fund identified Mobility Element facilities, or portions thereof, needed to mitigate the cumulative traffic impacts of future County development. Separate collection of the RTCIP fee facilitates compliance with the minimum collection requirements contained in the TransNet Ordinance necessary for the County to remain eligible for TransNet funding. Direct impact mitigation measures and other revenue sources will be required to fund existing network deficiencies or portions of capacity not attributable to new County growth. Sources of additional revenue may include:

- ◆ General and special taxes (including property taxes, TransNet, Gas Tax, HUTA, and other sales/use taxes)
- ◆ State and federal grant monies
- ◆ General fund



TIF funds will be used for the specific improvements identified in this report to accommodate future County growth, and non-TIF funds will be used to address existing deficiencies. Having TIF funds available can help the County leverage other funding sources, including state and federal grants. Grant programs often require a high level of difficult-to-find matching funds. Having a TIF program demonstrates a committed plan of action for road network improvements and TIF revenue can provide a ready source of matching funds. Both of these factors can provide a competitive edge when vying for grants.

Implementation

Statement of Findings

The County adopts the Mitigation Fee Act findings set forth in Section 4 of the SANDAG's *RTCIP Impact Fee Nexus Study* (MuniFinancial; Pages 26-28; November 26, 2007) with regard to the RTCIP impact fee required from new residential development for RAS facility impacts. The following information is provided to assist the County with satisfaction of the requisite statutory findings contained in §66001 of the Mitigation Fee Act with regard to the TIF program fees:

Purpose of the Fee. The purpose of the TIF is to fund construction of transportation facilities in response to the anticipated cumulative traffic impacts associated with future development within the unincorporated area.

Use of the Fee. The TIF will be used to fund construction of local transportation facilities within the communities in the County in accordance with the Mobility Element of the County's General Plan. The TIF will also be used to construct regional and state route facilities within the TIF regions. Costs for the planned transportation facilities are preliminarily identified in this study and the attached Transportation Needs Assessment Report. Costs funded may include program administration, project administration and management, design and engineering, regulatory compliance, and construction.

Reasonable Use (Benefit). Future development will have significant cumulative traffic impacts on each community's local and regional road network. These impacts would be difficult for development to mitigate on a project-by-project basis. The TIF will be used to fund additional transportation infrastructure to accommodate future development and facilitate better traffic circulation within the individual communities in the County, and the applicable region, and thus mitigate this cumulative impact.

Reasonable Need (Burden). New residential and non-residential developments place additional burdens on the transportation infrastructure. The County's cost apportionment methodology, based on "travel demand units," uses trip generation and vehicle miles traveled to allocate improvement costs on a regional and community level to various types of development. The costs and corresponding fee allocations account for differing impacts based on land use category



and location, demonstrating a reasonable relationship between the type of development and the need for improvements.

Reasonable Apportionment. The reasonable relationship between the TIF for a specific development and the cost of facilities attributable to the development is based on the estimated vehicle trips and total miles traveled the development will add to the Mobility Element system and certain state facilities taking into consideration the location of the development within the County. The TIF program fees (based on trip generation and trip length of travel by land use category) account for the cost of the local, regional, and state facilities required to accommodate new development in the TIF region where the project is located. There are three separate TIF regions to account for improvements benefitting a larger segment of the community, and 23 separate local areas to account for roads that primarily serve discrete communities. Using this local and regional cost apportionment rationale, the fee schedules are based on a reasonable relationship between the TIF for a specific development project and the cost of the transportation improvements attributable to the project.

Capital Improvement Program

The following facility information is provided to assist the County with satisfaction of the Capital Improvement Program (CIP) requirements set forth in §66002 of the Mitigation Fee Act:

Approximate location. The approximate location of each identified transportation facility is conceptually depicted and described in **Appendix A**.

Size. The size and/or characteristics of each identified transportation facility are provided in **Appendix A**.

Time of Availability. The identified transportation facilities will be constructed based on availability of funding, and as necessary to address the cumulative traffic impacts of future development in the County.

Estimated Cost. The estimated cost of the identified transportation facilities (in December 2011 dollars) is provided in **Table 5**.

Annual Reporting

Provisions set forth in §66001(c) and §66006(b)(1)) of the Mitigation Fee Act require that each agency imposing an impact fee make specific information available to the public annually within 180 days of the last day of the fiscal year. This information includes the following:

- ◆ A brief description of the type of fee in each account of fund;
- ◆ The amount of the fee;
- ◆ The beginning and ending balance of the account or fund.
- ◆ The amount of the fees collected and the interest earned;
- ◆ An identification of each public improvement on which fees were expended and the amount of each expenditure;
- ◆ An identification of the approximate date in which the construction of the public improvement will commence;
- ◆ A description of any inter-fund transfer or loan and the public improvement on which the transferred funds will be expended; and
- ◆ The amount of the funds made and any allocations of unexpended fees that are not refunded.

It is recommended that the County continue to monitor development activity, the need for infrastructure improvements, and the adequacy of the fee revenues and other available funding. Formal annual review of the adopted TIF program should occur, at which time adjustments can be made.

TransNet Compliance

The TransNet sales tax extension (Proposition A), approved by voters on November 2, 2004, requires local jurisdictions to collect a \$2,000 fee (subject to annual cost-indexing) for each new residential dwelling unit to fund the Regional Arterial System (as defined in SANDAG's most recent and adopted Regional Transportation Plan). For conformity with TransNet requirements, the County will separately collect and account for the requisite fee (currently \$2,165 for the July 1, 2012 through June 30, 2013 fiscal period) on new residential dwelling units in the County, and use such funds to improve TIF eligible County RAS facilities.

Special Considerations

General Plan Amendments

Contribution to the TIF will mitigate a project's cumulative traffic impacts on identified Mobility Element facilities within the unincorporated areas of the County and ensure minimal RTCIP collections to remain TransNet eligible. Projects that propose increased densities beyond that included in the TIF (e.g., rezone, General Plan Amendment, or Specific Plan) will require supplemental analysis of their cumulative impacts. In such cases, the developer will be required to provide additional studies and documentation necessary to demonstrate CEQA compliance. If approved, General Plan, Specific Plan and rezone projects resulting in increased densities will need to be accounted for when the TIF program undergoes further comprehensive update. In addition, changes to the adopted Mobility Element could warrant an update to the TIF program. The TIF program is not designed to be static and should undergo regular review and be updated to reflect changed conditions when warranted.

Impacts Outside the County

The TIF does not cover cumulative traffic impacts on road segments and intersections located outside the County unincorporated area. However, the TIF program does cover cumulative traffic impacts to Mobility Element road segments and/or intersections that are located along county/city boundaries.

County staff will evaluate projects on an individual basis. If during the development review process, it is determined that a project will have cumulative or indirect impacts outside of the County unincorporated area, then the applicant will be required to provide mitigation as well as pay into the TIF program.

Inter-Agency Coordination

Collection of TIF funds and construction of identified TIF facilities may involve varying degrees of inter-agency coordination. For example, Caltrans has jurisdiction over state routes, portions of which may be improved as part of the County TIF program. The financial



aspects and timing of construction activities for such projects will certainly require considerable attention and coordination.

Payments Associated with Prior Approved Credits

TIF credits obtained under the original Ordinance (adopted in 2005, and amended in 2008) and “grandfathering” provisions (adopted in 2008) may be utilized in the current program, but the TIF payment and credit utilization will be based on the original Ordinance criteria. The Local and Regional fee payments will be applied to the corresponding fund accounts or other accounts, as applicable, in the current program. For example, regional credits will only be applied to offset Regional fee payments, but the applicant will still be required to pay the Local fee. If in this example the updated program no longer contains local TIF facilities within a specific community, then the Local fee payment associated with the original Ordinance would be applied to other TIF fund accounts (i.e., Regional or State Facilities), as determined by the Director of Public Works, in the updated Ordinance.

APPENDIX

APPENDIX A

County of San Diego TIF
Transportation Needs Assessment Report

[Insert APPENDIX A]

APPENDIX B

Regional Fair Share Calculations for Otay Subregion

County of San Diego - TIF Program Update
REGIONAL FAIR SHARE CALCULATIONS FOR OTAY SUBREGION

REGIONAL TRIP DISTRIBUTION

Otay Subregion trips as a % of total trips in South Region

Otay Subregion Trips - Year 2050 ⁽¹⁾ 3.74% ⁽²⁾

Otay Subregion Trips - Projected at Buildout

$$3.74\% / 0.60 = 6.23\%$$

TIF PROGRAM FACILITIES

South Regional Facilities, Excluding Otay Subregion (\$M)

South Regional RAS Facilities \$83.307 ⁽³⁾

South Regional Non-RAS Facilities \$55.505 ⁽³⁾

	=	<hr style="width: 100%; border: none; border-top: 1px solid black;"/> \$138.812
Total South Regional Facilities		

Otay Subregion Fair Share of South Regional Costs

$$\$138.812\text{M} \times 6.23\% = \boxed{\$8.648\text{M}}$$

⁽¹⁾ Year 2050 land use conditions represent approximately 60% of buildout.

⁽²⁾ Data derived from SANDAG select zone traffic analysis.

⁽³⁾ See Appendix A, Table 4.3.

APPENDIX C

Fee Schedules

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(A) Residential - Single-Family Detached (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,165	\$153	\$1,458	\$953	\$2,564	\$4,729
Bonsall	North	\$2,165	\$390	\$1,285	\$911	\$2,586	\$4,751
Central Mountain	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
County Islands	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Crest-Dehesa	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Desert	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
Fallbrook	North	\$2,165	\$390	\$1,285	\$133	\$1,808	\$3,973
Jamul-Dulzura	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Julian	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
Lakeside	South	\$2,165	\$153	\$1,458	\$270	\$1,881	\$4,046
Mountain Empire	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
North County Metro	North	\$2,165	\$390	\$1,285	\$94	\$1,769	\$3,934
North Mountain	East	\$2,165	\$453	\$0	\$0	\$453	\$2,618
Otay	South	\$2,165	\$153	\$628	\$0	\$781	\$2,946
Pala-Pauma	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840
Pendleton-De Luz	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840
Rainbow	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840
Ramona	East	\$2,165	\$453	\$0	\$974	\$1,427	\$3,592
San Dieguito	North	\$2,165	\$390	\$1,285	\$272	\$1,947	\$4,112
Spring Valley	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Sweetwater	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Valle De Oro	South	\$2,165	\$153	\$1,458	\$0	\$1,611	\$3,776
Valley Center	North	\$2,165	\$390	\$1,285	\$0	\$1,675	\$3,840

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(B) Residential - Multi-Family (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,165	\$102	\$972	\$635	\$1,709	\$3,874
Bonsall	North	\$2,165	\$260	\$856	\$607	\$1,723	\$3,888
Central Mountain	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
County Islands	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Crest-Dehesa	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Desert	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
Fallbrook	North	\$2,165	\$260	\$856	\$89	\$1,205	\$3,370
Jamul-Dulzura	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Julian	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
Lakeside	South	\$2,165	\$102	\$972	\$180	\$1,254	\$3,419
Mountain Empire	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
North County Metro	North	\$2,165	\$260	\$856	\$63	\$1,179	\$3,344
North Mountain	East	\$2,165	\$302	\$0	\$0	\$302	\$2,467
Otay	South	\$2,165	\$102	\$419	\$0	\$521	\$2,686
Pala-Pauma	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281
Pendleton-De Luz	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281
Rainbow	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281
Ramona	East	\$2,165	\$302	\$0	\$649	\$951	\$3,116
San Dieguito	North	\$2,165	\$260	\$856	\$181	\$1,297	\$3,462
Spring Valley	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Sweetwater	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Valle De Oro	South	\$2,165	\$102	\$972	\$0	\$1,074	\$3,239
Valley Center	North	\$2,165	\$260	\$856	\$0	\$1,116	\$3,281

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(C) Residential - Non-Permanent (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$64	\$608	\$397	\$1,069	\$1,069
Bonsall	North	\$0	\$162	\$535	\$380	\$1,077	\$1,077
Central Mountain	East	\$0	\$189	\$0	\$0	\$189	\$189
County Islands	South	\$0	\$64	\$608	\$0	\$672	\$672
Crest-Dehesa	South	\$0	\$64	\$608	\$0	\$672	\$672
Desert	East	\$0	\$189	\$0	\$0	\$189	\$189
Fallbrook	North	\$0	\$162	\$535	\$56	\$753	\$753
Jamul-Dulzura	South	\$0	\$64	\$608	\$0	\$672	\$672
Julian	East	\$0	\$189	\$0	\$0	\$189	\$189
Lakeside	South	\$0	\$64	\$608	\$112	\$784	\$784
Mountain Empire	East	\$0	\$189	\$0	\$0	\$189	\$189
North County Metro	North	\$0	\$162	\$535	\$39	\$736	\$736
North Mountain	East	\$0	\$189	\$0	\$0	\$189	\$189
Otay	South	\$0	\$64	\$262	\$0	\$326	\$326
Pala-Pauma	North	\$0	\$162	\$535	\$0	\$697	\$697
Pendleton-De Luz	North	\$0	\$162	\$535	\$0	\$697	\$697
Rainbow	North	\$0	\$162	\$535	\$0	\$697	\$697
Ramona	East	\$0	\$189	\$0	\$406	\$595	\$595
San Dieguito	North	\$0	\$162	\$535	\$113	\$810	\$810
Spring Valley	South	\$0	\$64	\$608	\$0	\$672	\$672
Sweetwater	South	\$0	\$64	\$608	\$0	\$672	\$672
Valle De Oro	South	\$0	\$64	\$608	\$0	\$672	\$672
Valley Center	North	\$0	\$162	\$535	\$0	\$697	\$697

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(D) Residential - Congregate Care (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$32	\$304	\$199	\$535	\$535
Bonsall	North	\$0	\$81	\$268	\$190	\$539	\$539
Central Mountain	East	\$0	\$94	\$0	\$0	\$94	\$94
County Islands	South	\$0	\$32	\$304	\$0	\$336	\$336
Crest-Dehesa	South	\$0	\$32	\$304	\$0	\$336	\$336
Desert	East	\$0	\$94	\$0	\$0	\$94	\$94
Fallbrook	North	\$0	\$81	\$268	\$28	\$377	\$377
Jamul-Dulzura	South	\$0	\$32	\$304	\$0	\$336	\$336
Julian	East	\$0	\$94	\$0	\$0	\$94	\$94
Lakeside	South	\$0	\$32	\$304	\$56	\$392	\$392
Mountain Empire	East	\$0	\$94	\$0	\$0	\$94	\$94
North County Metro	North	\$0	\$81	\$268	\$20	\$369	\$369
North Mountain	East	\$0	\$94	\$0	\$0	\$94	\$94
Otay	South	\$0	\$32	\$131	\$0	\$163	\$163
Pala-Pauma	North	\$0	\$81	\$268	\$0	\$349	\$349
Pendleton-De Luz	North	\$0	\$81	\$268	\$0	\$349	\$349
Rainbow	North	\$0	\$81	\$268	\$0	\$349	\$349
Ramona	East	\$0	\$94	\$0	\$203	\$297	\$297
San Dieguito	North	\$0	\$81	\$268	\$57	\$406	\$406
Spring Valley	South	\$0	\$32	\$304	\$0	\$336	\$336
Sweetwater	South	\$0	\$32	\$304	\$0	\$336	\$336
Valle De Oro	South	\$0	\$32	\$304	\$0	\$336	\$336
Valley Center	North	\$0	\$81	\$268	\$0	\$349	\$349

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$267	\$2,541	\$1,661	\$4,469	\$4,469
Bonsall	North	\$0	\$679	\$2,238	\$1,587	\$4,504	\$4,504
Central Mountain	East	\$0	\$789	\$0	\$0	\$789	\$789
County Islands	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Crest-Dehesa	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Desert	East	\$0	\$789	\$0	\$0	\$789	\$789
Fallbrook	North	\$0	\$679	\$2,238	\$232	\$3,149	\$3,149
Jamul-Dulzura	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Julian	East	\$0	\$789	\$0	\$0	\$789	\$789
Lakeside	South	\$0	\$267	\$2,541	\$470	\$3,278	\$3,278
Mountain Empire	East	\$0	\$789	\$0	\$0	\$789	\$789
North County Metro	North	\$0	\$679	\$2,238	\$164	\$3,081	\$3,081
North Mountain	East	\$0	\$789	\$0	\$0	\$789	\$789
Otay	South	\$0	\$267	\$1,094	\$0	\$1,361	\$1,361
Pala-Pauma	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917
Pendleton-De Luz	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917
Rainbow	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917
Ramona	East	\$0	\$789	\$0	\$1,696	\$2,485	\$2,485
San Dieguito	North	\$0	\$679	\$2,238	\$473	\$3,390	\$3,390
Spring Valley	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Sweetwater	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Valle De Oro	South	\$0	\$267	\$2,541	\$0	\$2,808	\$2,808
Valley Center	North	\$0	\$679	\$2,238	\$0	\$2,917	\$2,917

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$37	\$348	\$227	\$612	\$612
Bonsall	North	\$0	\$93	\$306	\$217	\$616	\$616
Central Mountain	East	\$0	\$108	\$0	\$0	\$108	\$108
County Islands	South	\$0	\$37	\$348	\$0	\$385	\$385
Crest-Dehesa	South	\$0	\$37	\$348	\$0	\$385	\$385
Desert	East	\$0	\$108	\$0	\$0	\$108	\$108
Fallbrook	North	\$0	\$93	\$306	\$32	\$431	\$431
Jamul-Dulzura	South	\$0	\$37	\$348	\$0	\$385	\$385
Julian	East	\$0	\$108	\$0	\$0	\$108	\$108
Lakeside	South	\$0	\$37	\$348	\$64	\$449	\$449
Mountain Empire	East	\$0	\$108	\$0	\$0	\$108	\$108
North County Metro	North	\$0	\$93	\$306	\$22	\$421	\$421
North Mountain	East	\$0	\$108	\$0	\$0	\$108	\$108
Otay	South	\$0	\$37	\$150	\$0	\$187	\$187
Pala-Pauma	North	\$0	\$93	\$306	\$0	\$399	\$399
Pendleton-De Luz	North	\$0	\$93	\$306	\$0	\$399	\$399
Rainbow	North	\$0	\$93	\$306	\$0	\$399	\$399
Ramona	East	\$0	\$108	\$0	\$232	\$340	\$340
San Dieguito	North	\$0	\$93	\$306	\$65	\$464	\$464
Spring Valley	South	\$0	\$37	\$348	\$0	\$385	\$385
Sweetwater	South	\$0	\$37	\$348	\$0	\$385	\$385
Valle De Oro	South	\$0	\$37	\$348	\$0	\$385	\$385
Valley Center	North	\$0	\$93	\$306	\$0	\$399	\$399

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$118	\$1,119	\$731	\$1,968	\$1,968
Bonsall	North	\$0	\$299	\$986	\$699	\$1,984	\$1,984
Central Mountain	East	\$0	\$347	\$0	\$0	\$347	\$347
County Islands	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Crest-Dehesa	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Desert	East	\$0	\$347	\$0	\$0	\$347	\$347
Fallbrook	North	\$0	\$299	\$986	\$102	\$1,387	\$1,387
Jamul-Dulzura	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Julian	East	\$0	\$347	\$0	\$0	\$347	\$347
Lakeside	South	\$0	\$118	\$1,119	\$207	\$1,444	\$1,444
Mountain Empire	East	\$0	\$347	\$0	\$0	\$347	\$347
North County Metro	North	\$0	\$299	\$986	\$72	\$1,357	\$1,357
North Mountain	East	\$0	\$347	\$0	\$0	\$347	\$347
Otay	South	\$0	\$118	\$482	\$0	\$600	\$600
Pala-Pauma	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285
Pendleton-De Luz	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285
Rainbow	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285
Ramona	East	\$0	\$347	\$0	\$747	\$1,094	\$1,094
San Dieguito	North	\$0	\$299	\$986	\$208	\$1,493	\$1,493
Spring Valley	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Sweetwater	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Valle De Oro	South	\$0	\$118	\$1,119	\$0	\$1,237	\$1,237
Valley Center	North	\$0	\$299	\$986	\$0	\$1,285	\$1,285

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$211	\$2,010	\$1,314	\$3,535	\$3,535
Bonsall	North	\$0	\$537	\$1,770	\$1,255	\$3,562	\$3,562
Central Mountain	East	\$0	\$624	\$0	\$0	\$624	\$624
County Islands	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Crest-Dehesa	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Desert	East	\$0	\$624	\$0	\$0	\$624	\$624
Fallbrook	North	\$0	\$537	\$1,770	\$184	\$2,491	\$2,491
Jamul-Dulzura	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Julian	East	\$0	\$624	\$0	\$0	\$624	\$624
Lakeside	South	\$0	\$211	\$2,010	\$372	\$2,593	\$2,593
Mountain Empire	East	\$0	\$624	\$0	\$0	\$624	\$624
North County Metro	North	\$0	\$537	\$1,770	\$130	\$2,437	\$2,437
North Mountain	East	\$0	\$624	\$0	\$0	\$624	\$624
Otay	South	\$0	\$211	\$865	\$0	\$1,076	\$1,076
Pala-Pauma	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307
Pendleton-De Luz	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307
Rainbow	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307
Ramona	East	\$0	\$624	\$0	\$1,342	\$1,966	\$1,966
San Dieguito	North	\$0	\$537	\$1,770	\$374	\$2,681	\$2,681
Spring Valley	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Sweetwater	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Valle De Oro	South	\$0	\$211	\$2,010	\$0	\$2,221	\$2,221
Valley Center	North	\$0	\$537	\$1,770	\$0	\$2,307	\$2,307

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$51	\$490	\$320	\$861	\$861
Bonsall	North	\$0	\$131	\$431	\$306	\$868	\$868
Central Mountain	East	\$0	\$152	\$0	\$0	\$152	\$152
County Islands	South	\$0	\$51	\$490	\$0	\$541	\$541
Crest-Dehesa	South	\$0	\$51	\$490	\$0	\$541	\$541
Desert	East	\$0	\$152	\$0	\$0	\$152	\$152
Fallbrook	North	\$0	\$131	\$431	\$45	\$607	\$607
Jamul-Dulzura	South	\$0	\$51	\$490	\$0	\$541	\$541
Julian	East	\$0	\$152	\$0	\$0	\$152	\$152
Lakeside	South	\$0	\$51	\$490	\$91	\$632	\$632
Mountain Empire	East	\$0	\$152	\$0	\$0	\$152	\$152
North County Metro	North	\$0	\$131	\$431	\$32	\$594	\$594
North Mountain	East	\$0	\$152	\$0	\$0	\$152	\$152
Otay	South	\$0	\$51	\$211	\$0	\$262	\$262
Pala-Pauma	North	\$0	\$131	\$431	\$0	\$562	\$562
Pendleton-De Luz	North	\$0	\$131	\$431	\$0	\$562	\$562
Rainbow	North	\$0	\$131	\$431	\$0	\$562	\$562
Ramona	East	\$0	\$152	\$0	\$327	\$479	\$479
San Dieguito	North	\$0	\$131	\$431	\$91	\$653	\$653
Spring Valley	South	\$0	\$51	\$490	\$0	\$541	\$541
Sweetwater	South	\$0	\$51	\$490	\$0	\$541	\$541
Valle De Oro	South	\$0	\$51	\$490	\$0	\$541	\$541
Valley Center	North	\$0	\$131	\$431	\$0	\$562	\$562

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$126	\$1,199	\$784	\$2,109	\$2,109
Bonsall	North	\$0	\$321	\$1,056	\$749	\$2,126	\$2,126
Central Mountain	East	\$0	\$372	\$0	\$0	\$372	\$372
County Islands	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Crest-Dehesa	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Desert	East	\$0	\$372	\$0	\$0	\$372	\$372
Fallbrook	North	\$0	\$321	\$1,056	\$110	\$1,487	\$1,487
Jamul-Dulzura	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Julian	East	\$0	\$372	\$0	\$0	\$372	\$372
Lakeside	South	\$0	\$126	\$1,199	\$222	\$1,547	\$1,547
Mountain Empire	East	\$0	\$372	\$0	\$0	\$372	\$372
North County Metro	North	\$0	\$321	\$1,056	\$77	\$1,454	\$1,454
North Mountain	East	\$0	\$372	\$0	\$0	\$372	\$372
Otay	South	\$0	\$126	\$516	\$0	\$642	\$642
Pala-Pauma	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377
Pendleton-De Luz	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377
Rainbow	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377
Ramona	East	\$0	\$372	\$0	\$800	\$1,172	\$1,172
San Dieguito	North	\$0	\$321	\$1,056	\$223	\$1,600	\$1,600
Spring Valley	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Sweetwater	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Valle De Oro	South	\$0	\$126	\$1,199	\$0	\$1,325	\$1,325
Valley Center	North	\$0	\$321	\$1,056	\$0	\$1,377	\$1,377

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

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⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR NON-VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(K) Select Industrial (\$/trip)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$15	\$143	\$93	\$251	\$251
Bonsall	North	\$0	\$38	\$126	\$89	\$253	\$253
Central Mountain	East	\$0	\$44	\$0	\$0	\$44	\$44
County Islands	South	\$0	\$15	\$143	\$0	\$158	\$158
Crest-Dehesa	South	\$0	\$15	\$143	\$0	\$158	\$158
Desert	East	\$0	\$44	\$0	\$0	\$44	\$44
Fallbrook	North	\$0	\$38	\$126	\$13	\$177	\$177
Jamul-Dulzura	South	\$0	\$15	\$143	\$0	\$158	\$158
Julian	East	\$0	\$44	\$0	\$0	\$44	\$44
Lakeside	South	\$0	\$15	\$143	\$26	\$184	\$184
Mountain Empire	East	\$0	\$44	\$0	\$0	\$44	\$44
North County Metro	North	\$0	\$38	\$126	\$9	\$173	\$173
North Mountain	East	\$0	\$44	\$0	\$0	\$44	\$44
Otay	South	\$0	\$15	\$61	\$0	\$76	\$76
Pala-Pauma	North	\$0	\$38	\$126	\$0	\$164	\$164
Pendleton-De Luz	North	\$0	\$38	\$126	\$0	\$164	\$164
Rainbow	North	\$0	\$38	\$126	\$0	\$164	\$164
Ramona	East	\$0	\$44	\$0	\$95	\$139	\$139
San Dieguito	North	\$0	\$38	\$126	\$27	\$191	\$191
Spring Valley	South	\$0	\$15	\$143	\$0	\$158	\$158
Sweetwater	South	\$0	\$15	\$143	\$0	\$158	\$158
Valle De Oro	South	\$0	\$15	\$143	\$0	\$158	\$158
Valley Center	North	\$0	\$38	\$126	\$0	\$164	\$164

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(A) Residential - Single-Family Detached (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,165	\$138	\$1,313	\$858	\$2,309	\$4,474
Bonsall	North	\$2,165	\$351	\$1,156	\$820	\$2,327	\$4,492
Central Mountain	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
County Islands	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Crest-Dehesa	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Desert	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
Fallbrook	North	\$2,165	\$351	\$1,156	\$120	\$1,627	\$3,792
Jamul-Dulzura	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Julian	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
Lakeside	South	\$2,165	\$138	\$1,313	\$243	\$1,694	\$3,859
Mountain Empire	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
North County Metro	North	\$2,165	\$351	\$1,156	\$85	\$1,592	\$3,757
North Mountain	East	\$2,165	\$408	\$0	\$0	\$408	\$2,573
Otay	South	\$2,165	\$138	\$565	\$0	\$703	\$2,868
Pala-Pauma	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672
Pendleton-De Luz	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672
Rainbow	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672
Ramona	East	\$2,165	\$408	\$0	\$876	\$1,284	\$3,449
San Dieguito	North	\$2,165	\$351	\$1,156	\$244	\$1,751	\$3,916
Spring Valley	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Sweetwater	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Valle De Oro	South	\$2,165	\$138	\$1,313	\$0	\$1,451	\$3,616
Valley Center	North	\$2,165	\$351	\$1,156	\$0	\$1,507	\$3,672

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(B) Residential - Multi-Family (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,165	\$92	\$875	\$572	\$1,539	\$3,704
Bonsall	North	\$2,165	\$234	\$771	\$547	\$1,552	\$3,717
Central Mountain	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
County Islands	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Crest-Dehesa	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Desert	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
Fallbrook	North	\$2,165	\$234	\$771	\$80	\$1,085	\$3,250
Jamul-Dulzura	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Julian	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
Lakeside	South	\$2,165	\$92	\$875	\$162	\$1,129	\$3,294
Mountain Empire	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
North County Metro	North	\$2,165	\$234	\$771	\$56	\$1,061	\$3,226
North Mountain	East	\$2,165	\$272	\$0	\$0	\$272	\$2,437
Otay	South	\$2,165	\$92	\$377	\$0	\$469	\$2,634
Pala-Pauma	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170
Pendleton-De Luz	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170
Rainbow	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170
Ramona	East	\$2,165	\$272	\$0	\$584	\$856	\$3,021
San Dieguito	North	\$2,165	\$234	\$771	\$163	\$1,168	\$3,333
Spring Valley	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Sweetwater	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Valle De Oro	South	\$2,165	\$92	\$875	\$0	\$967	\$3,132
Valley Center	North	\$2,165	\$234	\$771	\$0	\$1,005	\$3,170

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(C) Residential - Non-Permanent (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$57	\$547	\$357	\$961	\$961
Bonsall	North	\$0	\$146	\$482	\$342	\$970	\$970
Central Mountain	East	\$0	\$170	\$0	\$0	\$170	\$170
County Islands	South	\$0	\$57	\$547	\$0	\$604	\$604
Crest-Dehesa	South	\$0	\$57	\$547	\$0	\$604	\$604
Desert	East	\$0	\$170	\$0	\$0	\$170	\$170
Fallbrook	North	\$0	\$146	\$482	\$50	\$678	\$678
Jamul-Dulzura	South	\$0	\$57	\$547	\$0	\$604	\$604
Julian	East	\$0	\$170	\$0	\$0	\$170	\$170
Lakeside	South	\$0	\$57	\$547	\$101	\$705	\$705
Mountain Empire	East	\$0	\$170	\$0	\$0	\$170	\$170
North County Metro	North	\$0	\$146	\$482	\$35	\$663	\$663
North Mountain	East	\$0	\$170	\$0	\$0	\$170	\$170
Otay	South	\$0	\$57	\$235	\$0	\$292	\$292
Pala-Pauma	North	\$0	\$146	\$482	\$0	\$628	\$628
Pendleton-De Luz	North	\$0	\$146	\$482	\$0	\$628	\$628
Rainbow	North	\$0	\$146	\$482	\$0	\$628	\$628
Ramona	East	\$0	\$170	\$0	\$365	\$535	\$535
San Dieguito	North	\$0	\$146	\$482	\$102	\$730	\$730
Spring Valley	South	\$0	\$57	\$547	\$0	\$604	\$604
Sweetwater	South	\$0	\$57	\$547	\$0	\$604	\$604
Valle De Oro	South	\$0	\$57	\$547	\$0	\$604	\$604
Valley Center	North	\$0	\$146	\$482	\$0	\$628	\$628

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(D) Residential - Congregate Care (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$29	\$273	\$179	\$481	\$481
Bonsall	North	\$0	\$73	\$241	\$171	\$485	\$485
Central Mountain	East	\$0	\$85	\$0	\$0	\$85	\$85
County Islands	South	\$0	\$29	\$273	\$0	\$302	\$302
Crest-Dehesa	South	\$0	\$29	\$273	\$0	\$302	\$302
Desert	East	\$0	\$85	\$0	\$0	\$85	\$85
Fallbrook	North	\$0	\$73	\$241	\$25	\$339	\$339
Jamul-Dulzura	South	\$0	\$29	\$273	\$0	\$302	\$302
Julian	East	\$0	\$85	\$0	\$0	\$85	\$85
Lakeside	South	\$0	\$29	\$273	\$51	\$353	\$353
Mountain Empire	East	\$0	\$85	\$0	\$0	\$85	\$85
North County Metro	North	\$0	\$73	\$241	\$18	\$332	\$332
North Mountain	East	\$0	\$85	\$0	\$0	\$85	\$85
Otay	South	\$0	\$29	\$118	\$0	\$147	\$147
Pala-Pauma	North	\$0	\$73	\$241	\$0	\$314	\$314
Pendleton-De Luz	North	\$0	\$73	\$241	\$0	\$314	\$314
Rainbow	North	\$0	\$73	\$241	\$0	\$314	\$314
Ramona	East	\$0	\$85	\$0	\$183	\$268	\$268
San Dieguito	North	\$0	\$73	\$241	\$51	\$365	\$365
Spring Valley	South	\$0	\$29	\$273	\$0	\$302	\$302
Sweetwater	South	\$0	\$29	\$273	\$0	\$302	\$302
Valle De Oro	South	\$0	\$29	\$273	\$0	\$302	\$302
Valley Center	North	\$0	\$73	\$241	\$0	\$314	\$314

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$240	\$2,287	\$1,495	\$4,022	\$4,022
Bonsall	North	\$0	\$611	\$2,014	\$1,428	\$4,053	\$4,053
Central Mountain	East	\$0	\$710	\$0	\$0	\$710	\$710
County Islands	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Crest-Dehesa	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Desert	East	\$0	\$710	\$0	\$0	\$710	\$710
Fallbrook	North	\$0	\$611	\$2,014	\$209	\$2,834	\$2,834
Jamul-Dulzura	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Julian	East	\$0	\$710	\$0	\$0	\$710	\$710
Lakeside	South	\$0	\$240	\$2,287	\$423	\$2,950	\$2,950
Mountain Empire	East	\$0	\$710	\$0	\$0	\$710	\$710
North County Metro	North	\$0	\$611	\$2,014	\$147	\$2,772	\$2,772
North Mountain	East	\$0	\$710	\$0	\$0	\$710	\$710
Otay	South	\$0	\$240	\$985	\$0	\$1,225	\$1,225
Pala-Pauma	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625
Pendleton-De Luz	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625
Rainbow	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625
Ramona	East	\$0	\$710	\$0	\$1,527	\$2,237	\$2,237
San Dieguito	North	\$0	\$611	\$2,014	\$426	\$3,051	\$3,051
Spring Valley	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Sweetwater	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Valle De Oro	South	\$0	\$240	\$2,287	\$0	\$2,527	\$2,527
Valley Center	North	\$0	\$611	\$2,014	\$0	\$2,625	\$2,625

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$33	\$313	\$205	\$551	\$551
Bonsall	North	\$0	\$84	\$276	\$196	\$556	\$556
Central Mountain	East	\$0	\$97	\$0	\$0	\$97	\$97
County Islands	South	\$0	\$33	\$313	\$0	\$346	\$346
Crest-Dehesa	South	\$0	\$33	\$313	\$0	\$346	\$346
Desert	East	\$0	\$97	\$0	\$0	\$97	\$97
Fallbrook	North	\$0	\$84	\$276	\$29	\$389	\$389
Jamul-Dulzura	South	\$0	\$33	\$313	\$0	\$346	\$346
Julian	East	\$0	\$97	\$0	\$0	\$97	\$97
Lakeside	South	\$0	\$33	\$313	\$58	\$404	\$404
Mountain Empire	East	\$0	\$97	\$0	\$0	\$97	\$97
North County Metro	North	\$0	\$84	\$276	\$20	\$380	\$380
North Mountain	East	\$0	\$97	\$0	\$0	\$97	\$97
Otay	South	\$0	\$33	\$135	\$0	\$168	\$168
Pala-Pauma	North	\$0	\$84	\$276	\$0	\$360	\$360
Pendleton-De Luz	North	\$0	\$84	\$276	\$0	\$360	\$360
Rainbow	North	\$0	\$84	\$276	\$0	\$360	\$360
Ramona	East	\$0	\$97	\$0	\$209	\$306	\$306
San Dieguito	North	\$0	\$84	\$276	\$58	\$418	\$418
Spring Valley	South	\$0	\$33	\$313	\$0	\$346	\$346
Sweetwater	South	\$0	\$33	\$313	\$0	\$346	\$346
Valle De Oro	South	\$0	\$33	\$313	\$0	\$346	\$346
Valley Center	North	\$0	\$84	\$276	\$0	\$360	\$360

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$106	\$1,007	\$658	\$1,771	\$1,771
Bonsall	North	\$0	\$269	\$887	\$629	\$1,785	\$1,785
Central Mountain	East	\$0	\$313	\$0	\$0	\$313	\$313
County Islands	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Crest-Dehesa	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Desert	East	\$0	\$313	\$0	\$0	\$313	\$313
Fallbrook	North	\$0	\$269	\$887	\$92	\$1,248	\$1,248
Jamul-Dulzura	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Julian	East	\$0	\$313	\$0	\$0	\$313	\$313
Lakeside	South	\$0	\$106	\$1,007	\$186	\$1,299	\$1,299
Mountain Empire	East	\$0	\$313	\$0	\$0	\$313	\$313
North County Metro	North	\$0	\$269	\$887	\$65	\$1,221	\$1,221
North Mountain	East	\$0	\$313	\$0	\$0	\$313	\$313
Otay	South	\$0	\$106	\$434	\$0	\$540	\$540
Pala-Pauma	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156
Pendleton-De Luz	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156
Rainbow	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156
Ramona	East	\$0	\$313	\$0	\$672	\$985	\$985
San Dieguito	North	\$0	\$269	\$887	\$187	\$1,343	\$1,343
Spring Valley	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Sweetwater	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Valle De Oro	South	\$0	\$106	\$1,007	\$0	\$1,113	\$1,113
Valley Center	North	\$0	\$269	\$887	\$0	\$1,156	\$1,156

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$190	\$1,809	\$1,182	\$3,181	\$3,181
Bonsall	North	\$0	\$484	\$1,593	\$1,130	\$3,207	\$3,207
Central Mountain	East	\$0	\$562	\$0	\$0	\$562	\$562
County Islands	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Crest-Dehesa	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Desert	East	\$0	\$562	\$0	\$0	\$562	\$562
Fallbrook	North	\$0	\$484	\$1,593	\$165	\$2,242	\$2,242
Jamul-Dulzura	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Julian	East	\$0	\$562	\$0	\$0	\$562	\$562
Lakeside	South	\$0	\$190	\$1,809	\$334	\$2,333	\$2,333
Mountain Empire	East	\$0	\$562	\$0	\$0	\$562	\$562
North County Metro	North	\$0	\$484	\$1,593	\$117	\$2,194	\$2,194
North Mountain	East	\$0	\$562	\$0	\$0	\$562	\$562
Otay	South	\$0	\$190	\$779	\$0	\$969	\$969
Pala-Pauma	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077
Pendleton-De Luz	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077
Rainbow	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077
Ramona	East	\$0	\$562	\$0	\$1,208	\$1,770	\$1,770
San Dieguito	North	\$0	\$484	\$1,593	\$337	\$2,414	\$2,414
Spring Valley	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Sweetwater	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Valle De Oro	South	\$0	\$190	\$1,809	\$0	\$1,999	\$1,999
Valley Center	North	\$0	\$484	\$1,593	\$0	\$2,077	\$2,077

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$46	\$441	\$288	\$775	\$775
Bonsall	North	\$0	\$118	\$388	\$275	\$781	\$781
Central Mountain	East	\$0	\$137	\$0	\$0	\$137	\$137
County Islands	South	\$0	\$46	\$441	\$0	\$487	\$487
Crest-Dehesa	South	\$0	\$46	\$441	\$0	\$487	\$487
Desert	East	\$0	\$137	\$0	\$0	\$137	\$137
Fallbrook	North	\$0	\$118	\$388	\$40	\$546	\$546
Jamul-Dulzura	South	\$0	\$46	\$441	\$0	\$487	\$487
Julian	East	\$0	\$137	\$0	\$0	\$137	\$137
Lakeside	South	\$0	\$46	\$441	\$81	\$568	\$568
Mountain Empire	East	\$0	\$137	\$0	\$0	\$137	\$137
North County Metro	North	\$0	\$118	\$388	\$28	\$534	\$534
North Mountain	East	\$0	\$137	\$0	\$0	\$137	\$137
Otay	South	\$0	\$46	\$190	\$0	\$236	\$236
Pala-Pauma	North	\$0	\$118	\$388	\$0	\$506	\$506
Pendleton-De Luz	North	\$0	\$118	\$388	\$0	\$506	\$506
Rainbow	North	\$0	\$118	\$388	\$0	\$506	\$506
Ramona	East	\$0	\$137	\$0	\$294	\$431	\$431
San Dieguito	North	\$0	\$118	\$388	\$82	\$588	\$588
Spring Valley	South	\$0	\$46	\$441	\$0	\$487	\$487
Sweetwater	South	\$0	\$46	\$441	\$0	\$487	\$487
Valle De Oro	South	\$0	\$46	\$441	\$0	\$487	\$487
Valley Center	North	\$0	\$118	\$388	\$0	\$506	\$506

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$113	\$1,079	\$705	\$1,897	\$1,897
Bonsall	North	\$0	\$289	\$950	\$674	\$1,913	\$1,913
Central Mountain	East	\$0	\$335	\$0	\$0	\$335	\$335
County Islands	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Crest-Dehesa	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Desert	East	\$0	\$335	\$0	\$0	\$335	\$335
Fallbrook	North	\$0	\$289	\$950	\$99	\$1,338	\$1,338
Jamul-Dulzura	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Julian	East	\$0	\$335	\$0	\$0	\$335	\$335
Lakeside	South	\$0	\$113	\$1,079	\$199	\$1,391	\$1,391
Mountain Empire	East	\$0	\$335	\$0	\$0	\$335	\$335
North County Metro	North	\$0	\$289	\$950	\$70	\$1,309	\$1,309
North Mountain	East	\$0	\$335	\$0	\$0	\$335	\$335
Otay	South	\$0	\$113	\$465	\$0	\$578	\$578
Pala-Pauma	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239
Pendleton-De Luz	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239
Rainbow	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239
Ramona	East	\$0	\$335	\$0	\$720	\$1,055	\$1,055
San Dieguito	North	\$0	\$289	\$950	\$201	\$1,440	\$1,440
Spring Valley	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Sweetwater	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Valle De Oro	South	\$0	\$113	\$1,079	\$0	\$1,192	\$1,192
Valley Center	North	\$0	\$289	\$950	\$0	\$1,239	\$1,239

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(K) Select Industrial (\$/trip)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$13	\$128	\$84	\$225	\$225
Bonsall	North	\$0	\$34	\$113	\$80	\$227	\$227
Central Mountain	East	\$0	\$40	\$0	\$0	\$40	\$40
County Islands	South	\$0	\$13	\$128	\$0	\$141	\$141
Crest-Dehesa	South	\$0	\$13	\$128	\$0	\$141	\$141
Desert	East	\$0	\$40	\$0	\$0	\$40	\$40
Fallbrook	North	\$0	\$34	\$113	\$12	\$159	\$159
Jamul-Dulzura	South	\$0	\$13	\$128	\$0	\$141	\$141
Julian	East	\$0	\$40	\$0	\$0	\$40	\$40
Lakeside	South	\$0	\$13	\$128	\$24	\$165	\$165
Mountain Empire	East	\$0	\$40	\$0	\$0	\$40	\$40
North County Metro	North	\$0	\$34	\$113	\$8	\$155	\$155
North Mountain	East	\$0	\$40	\$0	\$0	\$40	\$40
Otay	South	\$0	\$13	\$55	\$0	\$68	\$68
Pala-Pauma	North	\$0	\$34	\$113	\$0	\$147	\$147
Pendleton-De Luz	North	\$0	\$34	\$113	\$0	\$147	\$147
Rainbow	North	\$0	\$34	\$113	\$0	\$147	\$147
Ramona	East	\$0	\$40	\$0	\$86	\$126	\$126
San Dieguito	North	\$0	\$34	\$113	\$24	\$171	\$171
Spring Valley	South	\$0	\$13	\$128	\$0	\$141	\$141
Sweetwater	South	\$0	\$13	\$128	\$0	\$141	\$141
Valle De Oro	South	\$0	\$13	\$128	\$0	\$141	\$141
Valley Center	North	\$0	\$34	\$113	\$0	\$147	\$147

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 10% Village discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(A) Residential - Single-Family Detached (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,165	\$123	\$1,167	\$763	\$2,053	\$4,218
Bonsall	North	\$2,165	\$312	\$1,028	\$729	\$2,069	\$4,234
Central Mountain	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
County Islands	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Crest-Dehesa	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Desert	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
Fallbrook	North	\$2,165	\$312	\$1,028	\$107	\$1,447	\$3,612
Jamul-Dulzura	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Julian	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
Lakeside	South	\$2,165	\$123	\$1,167	\$216	\$1,506	\$3,671
Mountain Empire	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
North County Metro	North	\$2,165	\$312	\$1,028	\$75	\$1,415	\$3,580
North Mountain	East	\$2,165	\$362	\$0	\$0	\$362	\$2,527
Otay	South	\$2,165	\$123	\$502	\$0	\$625	\$2,790
Pala-Pauma	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505
Pendleton-De Luz	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505
Rainbow	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505
Ramona	East	\$2,165	\$362	\$0	\$779	\$1,141	\$3,306
San Dieguito	North	\$2,165	\$312	\$1,028	\$217	\$1,557	\$3,722
Spring Valley	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Sweetwater	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Valle De Oro	South	\$2,165	\$123	\$1,167	\$0	\$1,290	\$3,455
Valley Center	North	\$2,165	\$312	\$1,028	\$0	\$1,340	\$3,505

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(B) Residential - Multi-Family (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$2,165	\$82	\$778	\$508	\$1,368	\$3,533
Bonsall	North	\$2,165	\$208	\$685	\$486	\$1,379	\$3,544
Central Mountain	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
County Islands	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Crest-Dehesa	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Desert	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
Fallbrook	North	\$2,165	\$208	\$685	\$71	\$964	\$3,129
Jamul-Dulzura	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Julian	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
Lakeside	South	\$2,165	\$82	\$778	\$144	\$1,004	\$3,169
Mountain Empire	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
North County Metro	North	\$2,165	\$208	\$685	\$50	\$943	\$3,108
North Mountain	East	\$2,165	\$241	\$0	\$0	\$241	\$2,406
Otay	South	\$2,165	\$82	\$335	\$0	\$417	\$2,582
Pala-Pauma	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058
Pendleton-De Luz	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058
Rainbow	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058
Ramona	East	\$2,165	\$241	\$0	\$519	\$760	\$2,925
San Dieguito	North	\$2,165	\$208	\$685	\$145	\$1,038	\$3,203
Spring Valley	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Sweetwater	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Valle De Oro	South	\$2,165	\$82	\$778	\$0	\$860	\$3,025
Valley Center	North	\$2,165	\$208	\$685	\$0	\$893	\$3,058

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(C) Residential - Non-Permanent (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$51	\$486	\$318	\$855	\$855
Bonsall	North	\$0	\$130	\$428	\$304	\$862	\$862
Central Mountain	East	\$0	\$151	\$0	\$0	\$151	\$151
County Islands	South	\$0	\$51	\$486	\$0	\$537	\$537
Crest-Dehesa	South	\$0	\$51	\$486	\$0	\$537	\$537
Desert	East	\$0	\$151	\$0	\$0	\$151	\$151
Fallbrook	North	\$0	\$130	\$428	\$44	\$602	\$602
Jamul-Dulzura	South	\$0	\$51	\$486	\$0	\$537	\$537
Julian	East	\$0	\$151	\$0	\$0	\$151	\$151
Lakeside	South	\$0	\$51	\$486	\$90	\$627	\$627
Mountain Empire	East	\$0	\$151	\$0	\$0	\$151	\$151
North County Metro	North	\$0	\$130	\$428	\$31	\$589	\$589
North Mountain	East	\$0	\$151	\$0	\$0	\$151	\$151
Otay	South	\$0	\$51	\$209	\$0	\$260	\$260
Pala-Pauma	North	\$0	\$130	\$428	\$0	\$558	\$558
Pendleton-De Luz	North	\$0	\$130	\$428	\$0	\$558	\$558
Rainbow	North	\$0	\$130	\$428	\$0	\$558	\$558
Ramona	East	\$0	\$151	\$0	\$325	\$476	\$476
San Dieguito	North	\$0	\$130	\$428	\$91	\$649	\$649
Spring Valley	South	\$0	\$51	\$486	\$0	\$537	\$537
Sweetwater	South	\$0	\$51	\$486	\$0	\$537	\$537
Valle De Oro	South	\$0	\$51	\$486	\$0	\$537	\$537
Valley Center	North	\$0	\$130	\$428	\$0	\$558	\$558

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(D) Residential - Congregate Care (\$/unit)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$26	\$243	\$159	\$428	\$428
Bonsall	North	\$0	\$65	\$214	\$152	\$431	\$431
Central Mountain	East	\$0	\$75	\$0	\$0	\$75	\$75
County Islands	South	\$0	\$26	\$243	\$0	\$269	\$269
Crest-Dehesa	South	\$0	\$26	\$243	\$0	\$269	\$269
Desert	East	\$0	\$75	\$0	\$0	\$75	\$75
Fallbrook	North	\$0	\$65	\$214	\$22	\$301	\$301
Jamul-Dulzura	South	\$0	\$26	\$243	\$0	\$269	\$269
Julian	East	\$0	\$75	\$0	\$0	\$75	\$75
Lakeside	South	\$0	\$26	\$243	\$45	\$314	\$314
Mountain Empire	East	\$0	\$75	\$0	\$0	\$75	\$75
North County Metro	North	\$0	\$65	\$214	\$16	\$295	\$295
North Mountain	East	\$0	\$75	\$0	\$0	\$75	\$75
Otay	South	\$0	\$26	\$105	\$0	\$131	\$131
Pala-Pauma	North	\$0	\$65	\$214	\$0	\$279	\$279
Pendleton-De Luz	North	\$0	\$65	\$214	\$0	\$279	\$279
Rainbow	North	\$0	\$65	\$214	\$0	\$279	\$279
Ramona	East	\$0	\$75	\$0	\$162	\$237	\$237
San Dieguito	North	\$0	\$65	\$214	\$45	\$324	\$324
Spring Valley	South	\$0	\$26	\$243	\$0	\$269	\$269
Sweetwater	South	\$0	\$26	\$243	\$0	\$269	\$269
Valle De Oro	South	\$0	\$26	\$243	\$0	\$269	\$269
Valley Center	North	\$0	\$65	\$214	\$0	\$279	\$279

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(E) General Commercial (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$213	\$2,033	\$1,329	\$3,575	\$3,575
Bonsall	North	\$0	\$543	\$1,790	\$1,270	\$3,603	\$3,603
Central Mountain	East	\$0	\$631	\$0	\$0	\$631	\$631
County Islands	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Crest-Dehesa	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Desert	East	\$0	\$631	\$0	\$0	\$631	\$631
Fallbrook	North	\$0	\$543	\$1,790	\$186	\$2,519	\$2,519
Jamul-Dulzura	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Julian	East	\$0	\$631	\$0	\$0	\$631	\$631
Lakeside	South	\$0	\$213	\$2,033	\$376	\$2,622	\$2,622
Mountain Empire	East	\$0	\$631	\$0	\$0	\$631	\$631
North County Metro	North	\$0	\$543	\$1,790	\$131	\$2,464	\$2,464
North Mountain	East	\$0	\$631	\$0	\$0	\$631	\$631
Otay	South	\$0	\$213	\$875	\$0	\$1,088	\$1,088
Pala-Pauma	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333
Pendleton-De Luz	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333
Rainbow	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333
Ramona	East	\$0	\$631	\$0	\$1,357	\$1,988	\$1,988
San Dieguito	North	\$0	\$543	\$1,790	\$378	\$2,711	\$2,711
Spring Valley	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Sweetwater	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Valle De Oro	South	\$0	\$213	\$2,033	\$0	\$2,246	\$2,246
Valley Center	North	\$0	\$543	\$1,790	\$0	\$2,333	\$2,333

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(F) Furniture Store (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$29	\$278	\$182	\$489	\$489
Bonsall	North	\$0	\$74	\$245	\$174	\$493	\$493
Central Mountain	East	\$0	\$86	\$0	\$0	\$86	\$86
County Islands	South	\$0	\$29	\$278	\$0	\$307	\$307
Crest-Dehesa	South	\$0	\$29	\$278	\$0	\$307	\$307
Desert	East	\$0	\$86	\$0	\$0	\$86	\$86
Fallbrook	North	\$0	\$74	\$245	\$25	\$344	\$344
Jamul-Dulzura	South	\$0	\$29	\$278	\$0	\$307	\$307
Julian	East	\$0	\$86	\$0	\$0	\$86	\$86
Lakeside	South	\$0	\$29	\$278	\$51	\$358	\$358
Mountain Empire	East	\$0	\$86	\$0	\$0	\$86	\$86
North County Metro	North	\$0	\$74	\$245	\$18	\$337	\$337
North Mountain	East	\$0	\$86	\$0	\$0	\$86	\$86
Otay	South	\$0	\$29	\$120	\$0	\$149	\$149
Pala-Pauma	North	\$0	\$74	\$245	\$0	\$319	\$319
Pendleton-De Luz	North	\$0	\$74	\$245	\$0	\$319	\$319
Rainbow	North	\$0	\$74	\$245	\$0	\$319	\$319
Ramona	East	\$0	\$86	\$0	\$186	\$272	\$272
San Dieguito	North	\$0	\$74	\$245	\$52	\$371	\$371
Spring Valley	South	\$0	\$29	\$278	\$0	\$307	\$307
Sweetwater	South	\$0	\$29	\$278	\$0	\$307	\$307
Valle De Oro	South	\$0	\$29	\$278	\$0	\$307	\$307
Valley Center	North	\$0	\$74	\$245	\$0	\$319	\$319

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(G) General Industrial (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$94	\$895	\$585	\$1,574	\$1,574
Bonsall	North	\$0	\$239	\$789	\$559	\$1,587	\$1,587
Central Mountain	East	\$0	\$278	\$0	\$0	\$278	\$278
County Islands	South	\$0	\$94	\$895	\$0	\$989	\$989
Crest-Dehesa	South	\$0	\$94	\$895	\$0	\$989	\$989
Desert	East	\$0	\$278	\$0	\$0	\$278	\$278
Fallbrook	North	\$0	\$239	\$789	\$82	\$1,110	\$1,110
Jamul-Dulzura	South	\$0	\$94	\$895	\$0	\$989	\$989
Julian	East	\$0	\$278	\$0	\$0	\$278	\$278
Lakeside	South	\$0	\$94	\$895	\$165	\$1,154	\$1,154
Mountain Empire	East	\$0	\$278	\$0	\$0	\$278	\$278
North County Metro	North	\$0	\$239	\$789	\$58	\$1,086	\$1,086
North Mountain	East	\$0	\$278	\$0	\$0	\$278	\$278
Otay	South	\$0	\$94	\$385	\$0	\$479	\$479
Pala-Pauma	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028
Pendleton-De Luz	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028
Rainbow	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028
Ramona	East	\$0	\$278	\$0	\$598	\$876	\$876
San Dieguito	North	\$0	\$239	\$789	\$167	\$1,195	\$1,195
Spring Valley	South	\$0	\$94	\$895	\$0	\$989	\$989
Sweetwater	South	\$0	\$94	\$895	\$0	\$989	\$989
Valle De Oro	South	\$0	\$94	\$895	\$0	\$989	\$989
Valley Center	North	\$0	\$239	\$789	\$0	\$1,028	\$1,028

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

² Rate includes 3% cost of program administration.

³ Rates subject to annual increase in accordance with cost-indexing provisions contained in TIF ordinance.

⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(H) Office (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$169	\$1,608	\$1,051	\$2,828	\$2,828
Bonsall	North	\$0	\$430	\$1,416	\$1,004	\$2,850	\$2,850
Central Mountain	East	\$0	\$499	\$0	\$0	\$499	\$499
County Islands	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Crest-Dehesa	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Desert	East	\$0	\$499	\$0	\$0	\$499	\$499
Fallbrook	North	\$0	\$430	\$1,416	\$147	\$1,993	\$1,993
Jamul-Dulzura	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Julian	East	\$0	\$499	\$0	\$0	\$499	\$499
Lakeside	South	\$0	\$169	\$1,608	\$297	\$2,074	\$2,074
Mountain Empire	East	\$0	\$499	\$0	\$0	\$499	\$499
North County Metro	North	\$0	\$430	\$1,416	\$104	\$1,950	\$1,950
North Mountain	East	\$0	\$499	\$0	\$0	\$499	\$499
Otay	South	\$0	\$169	\$692	\$0	\$861	\$861
Pala-Pauma	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846
Pendleton-De Luz	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846
Rainbow	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846
Ramona	East	\$0	\$499	\$0	\$1,073	\$1,572	\$1,572
San Dieguito	North	\$0	\$430	\$1,416	\$299	\$2,145	\$2,145
Spring Valley	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Sweetwater	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Valle De Oro	South	\$0	\$169	\$1,608	\$0	\$1,777	\$1,777
Valley Center	North	\$0	\$430	\$1,416	\$0	\$1,846	\$1,846

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

⁶ Rate includes 20% Village Core discount.

County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(I) Warehousing & Storage (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$41	\$392	\$256	\$689	\$689
Bonsall	North	\$0	\$105	\$345	\$245	\$695	\$695
Central Mountain	East	\$0	\$122	\$0	\$0	\$122	\$122
County Islands	South	\$0	\$41	\$392	\$0	\$433	\$433
Crest-Dehesa	South	\$0	\$41	\$392	\$0	\$433	\$433
Desert	East	\$0	\$122	\$0	\$0	\$122	\$122
Fallbrook	North	\$0	\$105	\$345	\$36	\$486	\$486
Jamul-Dulzura	South	\$0	\$41	\$392	\$0	\$433	\$433
Julian	East	\$0	\$122	\$0	\$0	\$122	\$122
Lakeside	South	\$0	\$41	\$392	\$72	\$505	\$505
Mountain Empire	East	\$0	\$122	\$0	\$0	\$122	\$122
North County Metro	North	\$0	\$105	\$345	\$25	\$475	\$475
North Mountain	East	\$0	\$122	\$0	\$0	\$122	\$122
Otay	South	\$0	\$41	\$169	\$0	\$210	\$210
Pala-Pauma	North	\$0	\$105	\$345	\$0	\$450	\$450
Pendleton-De Luz	North	\$0	\$105	\$345	\$0	\$450	\$450
Rainbow	North	\$0	\$105	\$345	\$0	\$450	\$450
Ramona	East	\$0	\$122	\$0	\$261	\$383	\$383
San Dieguito	North	\$0	\$105	\$345	\$73	\$523	\$523
Spring Valley	South	\$0	\$41	\$392	\$0	\$433	\$433
Sweetwater	South	\$0	\$41	\$392	\$0	\$433	\$433
Valle De Oro	South	\$0	\$41	\$392	\$0	\$433	\$433
Valley Center	North	\$0	\$105	\$345	\$0	\$450	\$450

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

¹ SANDAG RTCIP fee (\$2,165 per residential unit). Subject to annual increase in accordance with TransNet cost-indexing provisions.

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⁴ A zero (\$0) indicates that there are no TIF eligible facilities in the subject facility class (i.e., State Routes/Ramps, Regional or Local).

⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

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County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(J) Government/Institutional (\$/ksf)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$101	\$959	\$627	\$1,687	\$1,687
Bonsall	North	\$0	\$256	\$845	\$599	\$1,700	\$1,700
Central Mountain	East	\$0	\$298	\$0	\$0	\$298	\$298
County Islands	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Crest-Dehesa	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Desert	East	\$0	\$298	\$0	\$0	\$298	\$298
Fallbrook	North	\$0	\$256	\$845	\$88	\$1,189	\$1,189
Jamul-Dulzura	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Julian	East	\$0	\$298	\$0	\$0	\$298	\$298
Lakeside	South	\$0	\$101	\$959	\$177	\$1,237	\$1,237
Mountain Empire	East	\$0	\$298	\$0	\$0	\$298	\$298
North County Metro	North	\$0	\$256	\$845	\$62	\$1,163	\$1,163
North Mountain	East	\$0	\$298	\$0	\$0	\$298	\$298
Otay	South	\$0	\$101	\$413	\$0	\$514	\$514
Pala-Pauma	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101
Pendleton-De Luz	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101
Rainbow	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101
Ramona	East	\$0	\$298	\$0	\$640	\$938	\$938
San Dieguito	North	\$0	\$256	\$845	\$179	\$1,280	\$1,280
Spring Valley	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Sweetwater	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Valle De Oro	South	\$0	\$101	\$959	\$0	\$1,060	\$1,060
Valley Center	North	\$0	\$256	\$845	\$0	\$1,101	\$1,101

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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⁵ Regional rate for Otay adjusted to reflect regional distribution of impacts.

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County of San Diego - TIF Program Update
FEE RATES FOR VILLAGE CORE AREAS

COMMUNITY PLANNING AREA	TIF REGION	(K) Select Industrial (\$/trip)					
		SANDAG RTCIP Fee ^{1, 2}	County TIF ^{2, 3, 4, 5, 6}				TOTAL FEE (RTCIP+TIF)
			State Facilities	Regional Facilities	Local Facilities	TOTAL TIF	
Alpine	South	\$0	\$12	\$114	\$75	\$201	\$201
Bonsall	North	\$0	\$31	\$101	\$71	\$203	\$203
Central Mountain	East	\$0	\$35	\$0	\$0	\$35	\$35
County Islands	South	\$0	\$12	\$114	\$0	\$126	\$126
Crest-Dehesa	South	\$0	\$12	\$114	\$0	\$126	\$126
Desert	East	\$0	\$35	\$0	\$0	\$35	\$35
Fallbrook	North	\$0	\$31	\$101	\$10	\$142	\$142
Jamul-Dulzura	South	\$0	\$12	\$114	\$0	\$126	\$126
Julian	East	\$0	\$35	\$0	\$0	\$35	\$35
Lakeside	South	\$0	\$12	\$114	\$21	\$147	\$147
Mountain Empire	East	\$0	\$35	\$0	\$0	\$35	\$35
North County Metro	North	\$0	\$31	\$101	\$7	\$139	\$139
North Mountain	East	\$0	\$35	\$0	\$0	\$35	\$35
Otay	South	\$0	\$12	\$49	\$0	\$61	\$61
Pala-Pauma	North	\$0	\$31	\$101	\$0	\$132	\$132
Pendleton-De Luz	North	\$0	\$31	\$101	\$0	\$132	\$132
Rainbow	North	\$0	\$31	\$101	\$0	\$132	\$132
Ramona	East	\$0	\$35	\$0	\$76	\$111	\$111
San Dieguito	North	\$0	\$31	\$101	\$21	\$153	\$153
Spring Valley	South	\$0	\$12	\$114	\$0	\$126	\$126
Sweetwater	South	\$0	\$12	\$114	\$0	\$126	\$126
Valle De Oro	South	\$0	\$12	\$114	\$0	\$126	\$126
Valley Center	North	\$0	\$31	\$101	\$0	\$132	\$132

NOTE: Refer to Attachment 1 for a detailed list of applicable land uses in this category.

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Assignment of Land Uses to TIF Categories (TIF is based on primary use of facility)

Residential*

Single Family (A)*

Single Family Dwelling (SFD) Residential including Primary & Second Dwellings units	Manufactured Homes
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Multifamily (B)*

Attached homes	Accessory Apartment (granny flat)
Condominium	Modular Homes
Apartment	including mobile home in mobile home park

Non-Permanent Residential (C)

Agriculture labor residential (non-primary residence)	Lodging: hotel/motel rooms and timeshares
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Congregate Care (D)

Assisted living facilities	Convalescent & Nursing Homes
Retirement Community/Senior Housing	

* RTCIP collection required and included in fee rate

Non-Residential

General Commercial (E)

Automotive	Commercial Boxing and Martial Arts Studios	Key Shop
- Body Shop, Upholstery	Commercial Dance Studios	Laundromat/Self-Serve Laundry
- Car Wash	Commercial Plant Nurseries	Lumber Stores
- Electronics, Alarm, Stereo Sales &/or Repair	Commercial Strip Malls	Medical Supply Sales
- Gas Stations	Computer Sales & Service	Metal Supply Sales
- Parts sales	Computer Sales, Leasing, or Repair	Mobile Home Sales
- Rental and/or leasing	Concert Halls	Motorcycle Sales & Repair
- Repair &/or Service	Convenience Stores	Museums
- Sales	Craft Shops	Night Clubs
- Tire Sales &/or Repair	Department Stores	Office Supplies
- Window Tinting	Dry Cleaner Shop	Paint Store
- Windshield and Glass Repair	Eating Establishments	Photography or Photo Processing Store
Appliance Sales, Installation, and/or Repair	Electronics Retail Stores	Postal, Copying, Shipping, &/or Printing Stores
Arcades	Entertainment Facilities	Rental Stores
Art Galleries & Dealers	Fast Food Restaurants	Restaurants
Bakeries (retail)	Feed Stores	Retail Eyeglass Store
Barber Shop, Beauty Salon, Nail Salon, Spa	Florist Shop	Retail Stores
Bars	Gardening Stores/Commercial Nurseries	Shopping Centers
Boat Sales and Repair	Golf Pro Shop	Tattoo Parlors
Bowling Alleys	Grocery Stores	Theaters
Carpet or Flooring Store	Gun Shops	Ticket Agencies
Chemical Sales Store	Gymnasiums & Health and Fitness Clubs	Truck Stop or Travel Center
Coffee Shops	Hardware Stores	Video or Computer Game Stores
Commercial Aviation Facilities/Terminals	Juice Bars	Weight-Loss or Nutrition Stores (retail)

Furniture Store (F)

Antique Store
Estate Liquidators
Furniture Store
Office Furniture Supply & Installation

General Industrial (G)

Animal Shelter/Kennel	Facility Alarm System Installation & Repair	Light Industrial Service Facilities
Armored Car Service	Film Production Studio	- Air Duct Cleaning
Assembling & Fabrication Facilities	Fuel Distribution Facilities	- Appliance Repair
Automotive Salvage	Gun Shooting Range (no on-site sales)	- Carpet Cleaning
Automotive Towing	Hazardous Waste Removal	- Carpet Installation (no on-site sales)
Bakeries (Manufacturing w/no on-site sales)	Heavy Construction Equipment Leasing	- Computer Cable Installation
Bathroom and Kitchen Renovation (no on-site sales)	Heavy Construction Equipment Repair	- Electric Vehicle Charging Station
Bottled gas supply (acetylene, etc.)	Heavy Construction Equipment Sales	- Elevator Maintenance
Churches, Synagogues, Mosques, or Temples	Home Remodeling	- Garage Door Repair
Community Centers or Youth Centers	Laboratories for Research & Development	- Glass Repair & Replacement
Computer Server Facilities (non-commercial)	Large Truck Repair	- HVAC, Plumber, Electrician, Welder, etc.
Construction &/or Demolition Companies	Laundry Processing (no on-site sales)	- Industrial Equipment Supply and Repair
Distribution Centers (no on-site sales)	Manufacturing/Processing Facilities	- Instrumentation Calibration & Repair
- Food &/or Beverage	Medical Equipment Maintenance	- Irrigation System Installation & Repair
- Catalogue Sales	Medical Supply Wholesale	- Janitors or Specialized Cleaning
- Other Non-Retail Distribution Centers	Not-for-Profit Recreation Centers (e.g. YMCA)	- Landscaping Maintenance
- Florist Distributor	Parking Garages (non-residential)	- Limousine Service
- Freight, Packages, and Mail	Photographic Processing Lab (no on-site sales)	- Machine Shop
- Fuel (gasoline, propane, natural gas)	Pool Installation	- Pest Control
- Chemicals	Reprographic Facilities	- Security Guard Service
Diving Salvage Facilities (no on-site sales)	Sandblasting Facility	
Document Destruction	Telephone Call Centers	
Drilling Companies	Telephone Service Facilities	
Furniture Repair	Trucking Companies	
	Video Production Facilities	

Offices (H)

Accountant Offices	Drug Rehabilitation Offices	Optometrist Office
Advertising Agencies	Engineering/Architectural Design Offices	Photography
Attorney Offices	Financial Planner Offices	Real Estate Offices
Bail Bond Office	Insurance Sales and Service	Tax Preparation Services
Banks and Savings & Loans	Mapping Services	Travel Agencies
Chiropractic Clinics	Medical Clinics	Veterinary Clinics
Computer Software Development	Medical Offices	
Counseling Offices	Mortuaries	
Currency Exchange	Offices for Research	
Dental & Orthodontic Clinics	Offices for Development	

Storage, Warehousing, Wineries, Non-residential Agricultural (I)

Agricultural Packing Facilities	Horse Stables	Wholesale Nurseries
Aircraft Hangars & General Aviation Facilities	Mini-Storage Warehouses	Wine Tasting Rooms
Cemeteries	Moving Companies	Wineries
Document Storage Facilities	Storage Warehouses	

Schools, and Government / Institutional (J)

Academic Testing Centers	Language Schools	Traffic Schools
Acting Schools	Library	Tutoring Centers
Day Care/Pre-School	Police Station	County Capital Projects
Elementary, Middle, and High Schools	Post Office	Parks
Fire Station	Prisons & Jails	Hospitals
Kindergartens	Technical Schools	

Select Industrial (K)*

*trip rates based off DPLU/DPW approved traffic study or SANDAG rates (when available)

Borrow Pit Operations	RV Parks & Campgrounds (per space) 4	Cell/Mobile Phone Towers/Trees/Units
Concrete & Asphalt Production (Batch Plants)	Recycling Centers	Wireless Communication Facilities *
Landfills		*see DPLU guidance for CEQA findings and unique trip rate (.07 ADT)
Mining Operations	Fuel Pumps (added to existing facility)	
Power Generation Plants		
Quarry Operations		